



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice November 17, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, November 10, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, November 10, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, November 17, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote to approve meeting minutes from October 19, 2025.

2. Public Hearing: Docket #3862, 126 Broadway (continued from October 20, 2025)

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

3. Public Hearing: Docket #3857, 225 Broadway (continued from October 20, 2025)

8:20 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

4. Affordable Housing Overlay Presentation

9:05 pm DPCD Staff will share the work of the Affordable Housing Overlay Committee.

5. Discussion of 455 Mass Ave

9:35 pm The Board will discuss the façade of 455 Mass Ave.

6. 2026 Meeting Schedule

10:05 pm The Board will discuss the schedule for warrant article hearings for 2026 Annual Town Meeting.

7. Open Forum

10:15 pm Except in unusual circumstances, any matter presented for consideration of

the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

8. New Business

10:30 pm

9. Adjourn

10:45 pm (Estimated)

10Correspondence

126 & 225 Broadway:

- J. Heraty, 10/22/25

126 Broadway:

- A. Lee, 10/14/25
- J. Cullinane, 10/20/25
- R. Peterson, 10/21/25
- G. Eliopoulos, 10/24/25
- C. Odom, 10/28/25
- A. Waay, 11/13/25



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes from October 19, 2025.

ATTACHMENTS:

Type	File Name	Description
Meeting Minute (draft)	10192025_DRAFT_Minutes_Redevelopment_Board_Retreat.pdf	10192025 DRAFT Minutes Redevelopment Board Retreat

Arlington Redevelopment Board
Sunday, October 19, 2025, at 9:00 PM
Arlington Community Safety Building, 2nd Floor
112 Mystic Street, Arlington, MA 02474
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review of Planning and Community Development and Board accomplishments and objectives.**

Ms. Ricker reviewed the work of the Board and DPCD:

- Town Meeting has passed nearly 50 zoning amendments recommended by the Board since 2020. The Board has also responded to a significant number of citizen petitions.
- Arlington Heights Business District process.
- Comprehensive Plan Update process.
- Transportation:
 - \$1,000,000 for Broadway corridor redesign project
 - Minuteman to Mystic with Stantec almost complete
 - Mass Ave/Appleton \$4,000,000 grant and request for additional \$4,000,000 with phasing scope underway
 - Park Ave safety updates
- Housing:
 - 840-846 Mass Ave updates on project funding
 - 10 Sunnyside starting construction soon
 - Consider further publication of Housing Corporation of Arlington article
 - Housing Choice designation
- MBTA Communities:
 - Prepare update as part of Board Report to Town Meeting to further trust between Board and TM.
 - Amount of money received from state
 - Number of projects being brought forward
- CDBG – one of the last in the country received this year
 - Funds about one quarter of Planning budget (\$250,000)
 - Funds senior transportation program
- Set the table for future warrant articles so that TM can feel more comfortable.
- Report/stats on here is what TM approved in past 3 years and what has been accomplished since then
- Economic Development:
 - 250th event
 - CDBG funding finally came through, but likely the last year – Town Manager looking to replace that budget for DPCD budget
- Poet's Corner – 2 parcels RFP out and developer selected but no further info at this time – possible 40B or senior assisted living
- "Yard Sale" – identify small pieces of land owned by the town that could be disposed of as a revenue generator – for property owners already "using" it as their own

The Chair asked the status of a potential additional position shared between DPCD and the Inspectional Services Department (ISD). Ms. Ricker replied that it is in the budget proposal. The Chair said that such a position is very needed. Mr. Lau noted that ISD is a profit generator and could share the cost of the position.

Mr. Benson noted that there are many violations with sign permits. He asked if it would be worth changing the zoning sign requirements to better accommodate businesses.

Ms. Ricker:

- DPCD is beginning the process of using OpenGov.
- Clear path Arlington process starting with 840-846 Mass Ave.
- Dimensional relief under Site Plan Review.
- ADA units in statute are not interpreted the same by some developers and by the Town.
- Transportation Planner updated.
- Discussion of Alewife development and impact in Arlington.

Mr. Benson suggested looking at parking TDM measures and having staff provide comments. Also review any environmental impact.

The Chair moved to **Agenda Item 2 – Discuss Board 2026 Goals.**

Proposed 2026 Meeting Schedule

- | | | |
|---------------|-------------|----------------|
| • January 12 | • April 27 | • September 14 |
| • January 26 | • May 4 | • September 28 |
| • February 9 | • May 18 | • October 15 |
| • February 23 | • June 1 | • October 19 |
| • March 2 | • June 15 | • November 2 |
| • March 16 | • July 6 | • November 16 |
| • March 30 | • July 20 | • December 7 |
| • April 6 | • August 10 | • December 21 |

Potential 2026 Warrant Articles:

- a. Arlington Heights Business District update:
 - Reviewing Belmont’s process for a business district overlay.
 - Developer’s Forum
 - More guidance regarding design standards
 - Fiscal impact study
 - Consider bonus for historic restoration/retention of structures
 - Reviewing Boston Squares and Streets document.
 - Review information from traffic consultant – Stantec
 - DPCD to request from Utile – commercial vs residential analysis
 - Timing shall be Fall 2026 Special Town Meeting or Spring 2027 Town Meeting
 - Mr. Benson said that he did not understand why the Arlington Heights proposal would be for an overlay district. He said he thought it would be preferable to change the base zoning rather than add an overlay on top of all the current zoning. DPCD will explore whether rezoning the base zoning of all impacted parcels would eliminate complexity as compared to an overlay district.
 - Request MAPC funding to address their study that identifies Arlington as having one of the most complex zoning bylaws in inner core towns.
 - DPCD will request funds to further explore Arlington Heights Business District at 2026 Town Meeting.
- b. East Arlington Business District –2027 Town Meeting

- c. Funding for Consultants for Heights/East Arlington business districts – request at 2026 TM
 - Code
 - Fiscal analysis
 - Parking assessment
 - Bike study
 - Option for ADUs to go higher than 20 feet to enhance design options? Alignment with 26 feet? Request from DPCD.
- d. Home occupation standards – Section 5.10.1
 - Resident petitioners from 2025 Town Meeting met with Mr. Benson. Draft was compiled. Request that they meet with ARB well ahead of warrant article close for review/feedback
 - Mr. Benson would like to provide clarity on home occupation.
- e. Remove certified mail requirement – Section 1.5:
 - Change to first class mail
 - Need to show that they have done mailing before official Board hearing.
 - Be clearer about when and how mailing needs to happen.
- f. Update Section 5.8. Multi-Family Housing Overlay District:
 - Add references to Section 6.3 (Street Trees) in Section 5.8.
 - Should large addition to create multi-family housing be exempt, similar to exemption for ADUs – bylaw does not explicitly allow this. Section 5.4.2.B.(6)
 - Section 5.4.8.D – allow for reduced setbacks in corner lots on one of the front yards
 - For multi-parcel developments, allow for flexible setbacks on contiguous lots for multi-building developments.
 - 5.3.9 allow certain projections of roofs, porches, bay windows, etc. into setbacks.
 - Allow Board the same flexibility for dimensional requirements for Site Plan Review as for Special Permit – possibly as bonus.
- g. Environmental articles – David Morgan:
 - Work on flooding – bylaw rewrite needed to comply
 - Hazard mitigation update
 - Light pollution zoning change possible – check Town Bylaws

Proposals from Christian Klein, ZBA Chair:

To be reviewed in future joint meeting

Mr. Benson's suggested zoning bylaw updates:

- 5.8.4.G – Multi-Family Overlay Districts – remove language referring to EOHLC approval
- 6.1.10 – location of parking spaces – add MF Overlay Districts to parking requirements for clarity
- 3.4.2 – add provision about Board jurisdiction for Industrial zones if a Special Permit is needed instead of ZBA – discuss with Mr. Klein.

Potential Urban Renewal Projects reviewed

Research adding enhanced fines for storefront/signage/zoning violations:

- Vacant storefront/building bylaw – fines
 - \$250/day for violations (set 20 years ago)
 - Could offset cost of compliance officer
 - Discuss with Select Board and ISD whether these fines need to be increased.
- Zoning ordinance for Brookline/Newton to incur a hefty fine for violations.
- Zoning staff person.

Next Steps:

- Chair to write letter from Board as to why additional planner or enforcement officer is necessary and value it would provide to Town
 - Funding from ISD and Special Permit and Site Plan Review fees
- Chair to include prior letter circulated regarding non-compliant signs and storefronts. Chair to follow up on 455 Mass Ave development
- DPCD to work with Home Occupation article Proponents to appear on ARB meeting schedule in 2025 ahead of January Warrant Article submission
- ARB/Select Board to discuss current limitations of overnight parking bylaw to support growth and development – needs more than 2 permits per building, maybe 1 per unit. Also discuss increased fines for abandoned buildings, vacant storefronts, etc.
- Chair to ask Town Moderator to require 2.5% of Town Meeting members to pull from consent agenda
 - Could reduce 1 night of town meeting
 - Discuss potential for 2026 Fall Special Town Meeting for all Zoning Articles in light of prospective Override vote required at 206 Town Meeting

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 12:09 pm.**

Documents used:

Agenda Item 2 Proposed Meeting Schedule 2026
Benson Proposed ZBL Amendments



Town of Arlington, Massachusetts

Public Hearing: Docket #3862, 126 Broadway (continued from October 20, 2025)

Summary:

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

ATTACHMENTS:

Type	File Name	Description
Application	126_Broadway_-_application___impact_statement_-_SPR.pdf	126 Broadway - application & impact statement - SPR
Application	126_Broadway_-_architectural_plans_-_UPDATED_11.06.2025_-_REDUCED_SIZE.pdf	126 Broadway - architectural plans - UPDATED 11.06.2025
Application	126_Broadway_-_Landscape_Plan_Narrative_-_10.20.2025.pdf	126 Broadway - Landscape Plan Narrative - 10.20.2025
Application	126_Broadway_-_plot_plans_-_legal_size.pdf	126 Broadway - plot plans
Application	126_Broadway_-_shadow_study_-_10.13.25_-_11x17.pdf	126 Broadway - shadow study - 10.13.25
Application	126_Broadway_-_Photometrics_-_09.18.2025.pdf	126 Broadway - Photometrics - 09.18.2025
Application	126_Broadway_-_Civil_Engineering_Plan_Rev1_-_11-06-25.pdf	126 Broadway - Civil Engineering Plan Rev1 - 11-06-25
Application	126_Broadway_-_Stormwater_Narrative_Rev1_-_11-06-25.pdf	126 Broadway - Stormwater Narrative Rev1 - 11-06-25
Application	126_Broadway_-_LEED_Checklist_-_08.07.2025.pdf	126 Broadway - LEED Checklist - 08.07.2025
Application	126_Broadway_-_FINAL_TDM_Plan_-_11-07-25.pdf	126 Broadway - FINAL TDM Plan - 11-07-25
Application	126_Broadway_-_letter_re_bonus_floor_-_08.21.25.pdf	126 Broadway - letter re bonus floor - 08.21.25
Application	126_Broadway_-_Solar_Assessment_-_updated_11-04-25.pdf	126 Broadway - Solar Assessment - updated 11-04-25
Application	126_Broadway_-_Trash_Management_Plan_-_10-28-25.pdf	126 Broadway - Trash Management Plan - 10-28-25
Application	126_Broadway_-_Snow_Management_Plan_-_11-06-25.pdf	126 Broadway - Snow Management Plan - 11-06-25
Application	126_Broadway_-_Marketing_Plan_-_11-07-25.pdf	126 Broadway - Marketing Plan - 11-07-25
Application	Docket_3862_126_Broadway_-_SPR_Legal_Notice_7-3_7-10.pdf	Docket 3862 126 Broadway - SPR Legal Notice
Application	Updated_SPR_memo_Docket_3862_126_Broadway_-_11-13-2025.pdf	Updated SPR memo Docket 3862 126 Broadway - 11-13-2025

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN 26 PM 5:20

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

124 BROADWAY, ARLINGTON

DOCKET 3862

2025 JUN 26 PM 5:20

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

- ☒ Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
- Include summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- ✓ • Zoning boundaries, if any, and parcel boundaries;
- ✓ • Setbacks from property lines;
- ✓ • Site access/egress points;
- ✓ • Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- ✓ • New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- ✓ • Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- ✓ • Spot grades or site topography and finish floor level;
- ✓ • Open space provided on the site;
- ✓ • Any existing or proposed easements or rights of way;
- ✓ • Any wetlands or wetland resource areas.



Drawings of proposed structure/sample materials

- ✓ • Schematic drawings of each interior floor of each proposed building, including basements.
- ✓ • Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- ✓ • Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- ✓ • Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Physical sample façade materials and color samples.
- Lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- ✓ • Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants **MUST** submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☒ **Proposed landscaping (*may be incorporated into site plan*)**

- ✓ Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☒ **Residential and commercial units**

- ✓ Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☒ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☒ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

_____ Site Plan Approved

_____ Received evidence of filing with Registry of Deeds

_____ Notified Building Inspector of Site Plan Review filing

Docket #: 3862

Date: _____

Date: _____

Date: _____

TOWN CLERK
ARLINGTON, MA. 02476

PLANNING & COMMUNITY
DEVELOPMENT

2025 JUN 26 PM 5: 19

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

2025 JUN 26 PM 5: 15

DOCKET 3862

COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

- Property Address 126 BROADWAY.
Assessors Block Plan, Block, Lot No. 030.0-0003-0004.0 Zoning District R2/MBMF
- Deed recorded in the Registry of deeds, Book 30300, Page 405
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
- Present Use of Property (include # of dwelling units, if any)
2-FAMILY DWELLING
- Proposed Use of Property (include # of dwelling units, if any)
MIXED-USE BUILDING
(1 COMMER. UNIT & 14 RESIDENTIAL UNITS)

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) Stephen Maimone and Thomas McDonough
Organization 126 Broadway LLC
Address 77 Oak St Suite B3 Newton Ma 02464
Street City, State, Zip
Phone 978-815-1486 Email steve.maimone @ outlook.com
- Applicant Interest:** The applicant must have a legal interest in the subject property.
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner:** Identify the person or organization that owns the subject property.
☒ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name TIMOTHY JOHNSON Title PRINCIPAL
Organization TIM JOHNSON ARCHITECT Phone 617-417-1482
Address 599 E. BROADWAY BOSTON, MA 02127
Street City, State, Zip
Phone 617-464-4363 Email tjarchitectllc@gmail.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)	title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that Stephen Wainane is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 126 Broadway
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s):

[Signature]
77 Oak St Suite B3
978-815-1486

Address

[Signature]
Newton Ma 02464
617-435-2747

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 126 BROADWAY Zoning District: R2/MBMF

Applicant: _____ Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes: 2-FAMILY DWELLING Uses and their gross square feet: RESIDENTIAL - 2,570 SF +/-

Proposed Use/Occupancy: No. of Dwelling Units and sizes: MIXED-USE BUILDING Uses and their gross square feet: COMMERCIAL - 1,901 GSF
(1 COMMER. UNIT & 14 RES. UNITS) RESIDENTIAL - 12,070 GSF

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use <u>R2/MBMF</u>	
Lot Size		<u>5,401 SF +/-</u>	<u>5,401 SF +/-</u>	min. <u>6,000 SF</u>	<u>NONE</u>
Frontage		<u>48' +/-</u>	<u>48' +/-</u>	min. <u>60 FT</u>	<u>NONE</u>
Floor Area Ratio ¹		<u>0.5</u>	<u>3.0</u>	max. <u>0.35</u>	<u>NONE</u>
Lot Coverage (%), where applicable		<u>43%</u>	<u>62%</u>	max. <u>35%</u>	<u>NONE</u>
Lot Area per Dwelling Unit (sf)		<u>2,703.5 SF</u>	<u>386 SF</u>	min. <u>NONE</u>	<u>NONE</u>
Front Yard Depth (feet)		<u>13' +/-</u>	<u>0.0'</u>	min. <u>20'</u>	<u>0.0'</u>
Side Yard Width (feet)	right side	<u>5'</u>	<u>5'</u>	min. <u>10'</u>	<u>5'</u>
	left side	<u>N/A</u>	<u>N/A</u>	min. <u>N/A</u>	<u>N/A</u>
Rear Yard Depth (feet)		<u>4'</u>	<u>20'</u>	min. <u>20% LOT DEPTH</u>	<u>20'</u>
Height	stories	<u>2-1/2</u>	<u>5</u>	stories ² <u>2-1/2</u>	<u>5</u>
	feet	<u>35' +/-</u>	<u>50 FT</u>	Feet <u>35 ft</u>	<u>65 ft</u>
Open Space (% of G.F.A. or lot size) ³				min.	
	Landscaped (sf)	<u>60% +/-</u>	<u>18%</u>	(sf) <u>30%</u>	<u>NONE</u>
	Usable (sf)	<u>N/A</u>	<u>N/A</u>	(sf) <u>NONE</u>	<u>NONE</u>
Parking Spaces (#) ⁴		<u>2</u>	<u>6</u>	min. <u>14</u>	<u>10</u>
Parking Area Setbacks (feet) (where applicable)				min.	
Loading Spaces (#)				min.	
Bicycle Parking ⁵	short term	<u>UNKNOWN</u>	<u>22</u>	min. <u>21</u>	<u>21</u>
	long term	<u>UNKNOWN</u>	<u>4</u>	min. <u>2</u>	<u>2</u>

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

June 23, 2025

Proposed mixed-use development

126 Broadway, Arlington, MA

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. Preservation of Landscape: The existing corner lot is relatively flat with no trees. However, all street trees shall be protected during construction.

B. Relation of Buildings to Environment: The proposed building follows the site organization of the existing building – i.e. front door faces Broadway and secondary door and garage door face Everett St. The massing of the proposed building is reduced via upper floor setbacks, recessed balconies and the design principle tripartite division: façade divided into three distinct horizontal sections – base, the shaft and the capital (or crown).

C. Open Space: At grade, the open space of grass and landscaping at the side yards provide a natural buffer to passersby and abutting lots. Also, the ground floor commercial component features large expanses of glazing providing a transparency to the activities inside. At the fourth floor of the proposed building the front wall is setback 8-1/2 feet to provide another natural buffer in the form of sedum cover–adding a green cornice to Broadway. Lastly, 10 of the 14 balconies face or partially face the street providing opportunities for social interaction.

D. Circulation: As mentioned in section ‘A’, the site organization of the proposed building is a hierarchy of entrances: starting with the commercial entry facing Broadway with direct access to sidewalk and on-street parking; around the corner on Everett St. is the residential entrance–again with access to sidewalk, on-street parking and garage; and, finally the garage entrance is furthest away from the corner for exclusive use of the residents.

E. Surface Water Drainage: Per civil engineering drawings, all roof runoff to drain to subsurface infiltration system located under driveway. And, all parking areas, open and covered, to drain to trench drain located at end of driveway–then to oil separator and infiltration system.

F. Utility Service: Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features: Exterior wall sign for commercial space per Section 6.2. Sign lighting via soffit LED down lighting.

H. Special Features: 6 foot stockade fence with lattice topper at lot perimeter.

I. Safety: Safety features include transparency of street level façade providing visual access to commercial space, resident entrance and open garage to passersby. Also, per the Dark Sky Initiative, all exterior lights and all motion-sensing flood lights at building perimeter for security to be downlit and shielded.

J. Heritage: Does not apply.

K. Microclimate: Cooling and water absorption surfaces include white EPDM roofing at upper roof to reflect sunlight and reduce amount of heat absorption by building and surrounding surfaces; and, sedum ground cover at lower roof providing cooling and moisture release and a green cornice line to the passersby. Also, 35% of lot is either landscaping or a pervious surface providing a breathable, moist and visual softness to over 1/3 of site.

L. Sustainable Building and Site Design: The proposed building shall conform to the Stretch Energy Code and specify WaterSense plumbing fixtures and EnergyStar appliances and windows. Also, the building will be all-electric for heating, cooling and cooking.

Owner: Steve Maimone

Architect: Tim Johnson Architect



LOCUS: N.T.S.



STREET VIEW LOOKING WEST

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY, ARLINGTON, MA

10/28/25				
TOWN OF ARLINGTON ZONING CODE REVIEW				
1.)	Parcel 030.0-0003-0004.0 is located within the Residence 2 (R2) zoning subdistrict and the Multi-family Housing Overlay District: the Mass. Ave./Broadway Multi-family Overlay District (MBMF).			
2.)	The lot contains 0.124 AC or 5,407 sf +/-.			
3.)	The proposed mixed-use development contains 15,629.0 gross sf +/- of floor area			
a.)	Open garage: 1,224 net sf +/-.			
b.)	Commercial space: 1,467 net sf +/- or 80% of occupied floor area .			
c.)	Bike storage & foyer: 610 net sf +/-.			
d.)	Residential 14 D.U.: 10,660 net sf +/-.			
4.)	The type of uses permitted in MBMF include several commercial uses, offices, retail, and multi-family.			
	The types of uses permitted in R2 include 1 & 2 family, multi-family & retail uses are forbidden.			
5.)	Section 5.9.4.D (10) Dimensional Requirements:			
	Mixed-use developments on Broadway			
	Item	MBMF	R2 other structure	Proposed Mixed-use bldg. (1-com & 14-res) Remarks
a.)	Lot size min.	None	6,000 sf	5,407 sf +/-
b.)	Lot frontage/width	None	60 ft	48' +/-
				118.66' +/-
				386 sf/D.U.
c.)	Min. lot area/D.U.	None	None	N/A
d.)	Lot depth min.	None	None	N/A
e.)	Floor to area ratio	None	0.35	2.9
f.)	Max. height/stories	52' / 4 st (65' / 5 st)	35 ft / 2.5 st.	48 ft / 5 st.
g.)	Min. landscape open space	None	30%	18%
h.)	Min. usable open space	None	None	N/A
i.)	Max. lot coverage	None	35%	62%
j.)	Front yard min. depth	15 ft (0.0')	20 ft	0.0'
				5'
k.)	Side yard min. depth	5 ft	10 ft	5'
l.)	Rear yard min. depth	20 ft	20% lot depth	20'
m.)	Off-str parking: multi-fam commercial	1 sp/D.U. (10 sp)	1 sp/D.U. or 14 sp	5 std. spaces
		None	N/A	None
n.)	Bike parking, res: long term	1.5 sp/D.U. or 21	1.5 sp/D.U. or 21	22 bike sp
	res: short term	0.10 sp/D.U. or 2	0.10 sp/D.U. or 2	2 bike sp
	commer: long term	0.10 sp/1,000 sf	N/A	1 bike sp
	commer: short term	0.60 sp/1,000 sf	N/A	1 bike sp
✓	denotes zoning relief required.			
	Note 1: 15,629 gross sf + 5,401 sf lot = 2.9 FAR sf.			
	Note 2: Per Sec. 5.9.4.E (1) Bonuses MBMF/Broadway			
	Note 3: Per Sec. 5.9.4.F - Off-street parking, Sec. 6.1.4 - Table of Off-street Parking Regs. and Sec. 6.1.5, 25% parking reductions in B, I & MFR zones.			
	Note 4: Bike parking, Sec. 6.1.12 (D).			
	Note 5: Sec. 5.3.8 Corner lots and Through lots.			

Square Footage & Unit Type			
	Unit	Net*	Unit type
	1	755.0 sf	2BR/1B
†	2	861.0 sf	2BR/1.5B
	3	596.0 sf	1BR/1B
	4	572.0 sf	1BR/1B
	5	755.0 sf	2BR/1B
	6	861.0 sf	2BR/1.5B
	7	596.0 sf	1BR/1B
	8	618.0 sf	1BR/1B
	9	1,227.0 sf	2BR/2.5B
†	10	719.0 sf	1BR/1B
	11	577.0 sf	1BR/1B
	12	1,227.0 sf	2BR/2.5B
†	13	719.0 sf	1BR/1B
	14	577.0 sf	1BR/1B
	Total SF	10,660.0 sf	
	*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.		
†	Affordable unit		

Square Footage				
Level	FAR*		Gross	
G	1,817.0 sf		3,401.0 sf	
2	3,192.0 sf		3,192.0 sf	
3	3,192.0 sf		3,192.0 sf	
4	2,922.0 sf		2,922.0 sf	
5	2,922.0 sf		2,922.0 sf	
Totals	14,045.0 sf		15,629.0 sf	
*FAR square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.				

PROJECT INFO:
Address: 126 Broadway, Arlington, MA
Exist. Occupancy:
Proposed Occupancy: Mixed-Use

Lot: 0.124 AC or 5,401 sf +/-
Parcel: 030.0-003-0004.0
District: Residence 2 (R-2)
Ward:

SCHEDULE OF DRAWINGS	
A00	PROJECT INFORMATION
C01	ARCHITECTURAL SITE PLAN
C02	SHADOW STUDIES
C03	SITE PHOTOS
L01	LANDSCAPE PLAN
V01	PERSPECTIVE VIEWS
V02	COLOR PERSPECTIVE VIEWS
V03	CONTEXTUAL COLOR VIEW
A01	FOUNDATION FLOOR PLAN
A02	GROUND FLOOR PLAN
A03	SECOND FLOOR PLAN
A04	THIRD FLOOR PLAN
A05	FOURTH FLOOR PLAN
A06	FIFTH FLOOR PLAN
A07	ROOF PLAN
A08	1-1 BUILDING SECTION
A09	2-2 BUILDING SECTION
A10	3-3 BUILDING SECTION
A11	EAST (BROADWAY) ELEVATION
A12	SOUTH (EVERETT ST) ELEVATION
A13	WEST (REAR) ELEVATION
A14	NORTH ELEVATION

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

PROJECT
INFORMATION

DATE: 11/06/25 SC: N. T. S.

A00



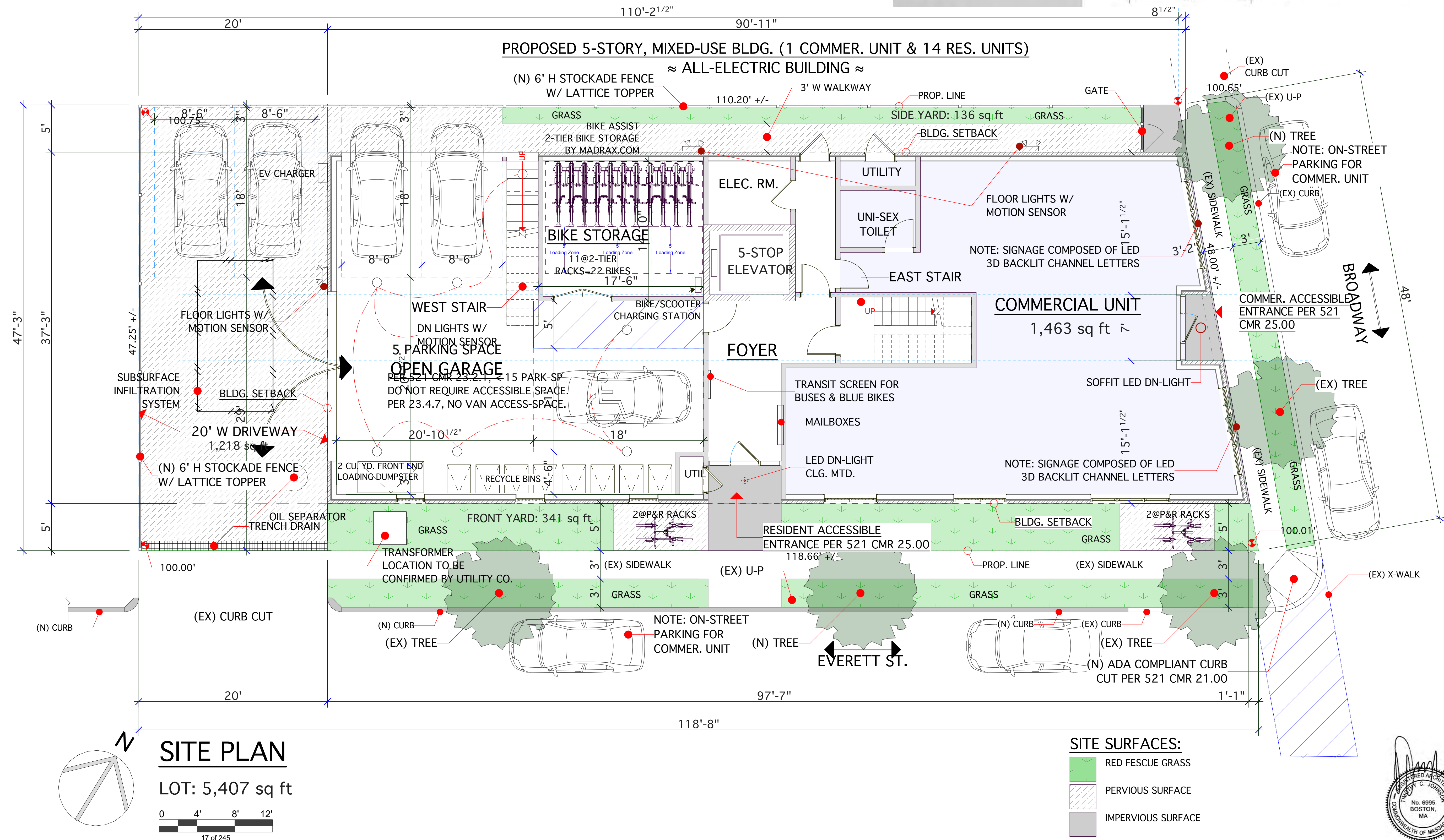
Technical drawings of the bike rack showing top and side views, dimensions, and callouts for features like the bike holder and high vibration grip handle.

Top View: Shows three horizontal bars with a dimension of 15" SPACING WITH STAGGERED INSTALLATION. A callout indicates the **HOOK HOLDS BIKE FOR LOADING**.

Side View: Shows the profile of the rack with a height dimension of 76 1/4" and a base width dimension of 76 1/4". A callout indicates the **HIGH VIB CUSHION GRIP HANDLE**.

Front View: Shows the rack with a height dimension of 51" and a side wall clearance dimension of 10" SIDE WALL CLEARANCE. A dimension of 1" WALL CLEARANCE is also shown at the base.

Additional dimensions include 8 1/2" and 1 1/2" at the bottom left.



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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
7 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



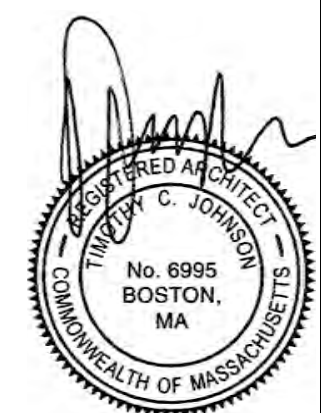
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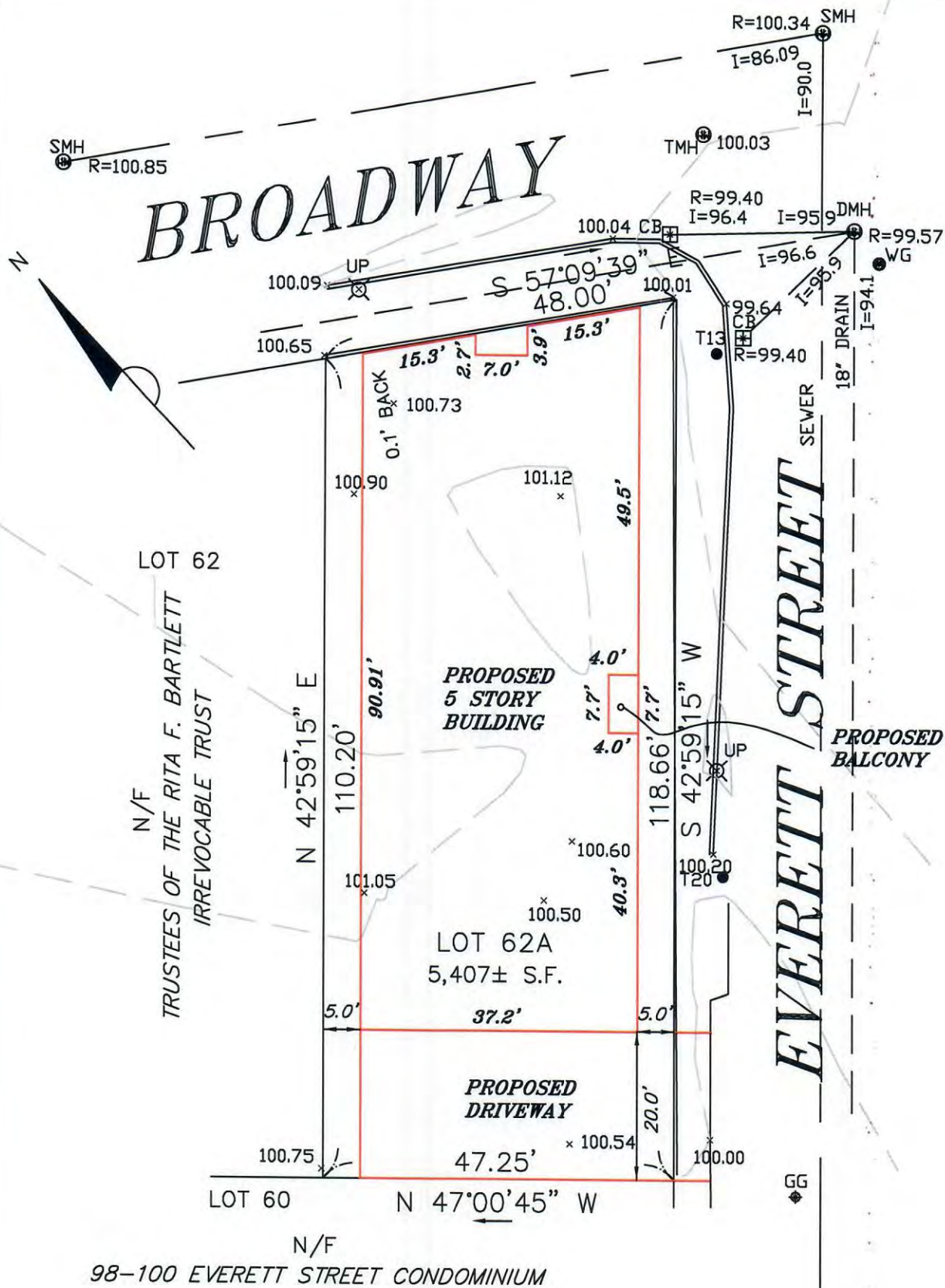
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ARCHITECTURAL SITE PLAN

DATE: 11/06/25	SC: 3/16" = 1'-0"
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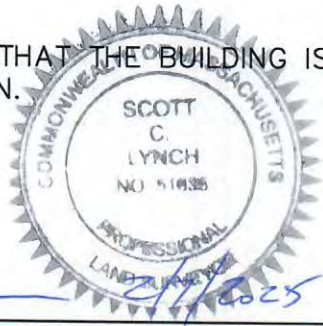
C01





CURB GRADE = 100.0
PROPOSED FIRST FLOOR = 101
PROPOSED PEAK = 149.0'
PROPOSED HEIGHT - 49.0'

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 2/7/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7650PP1.DWG



PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 1: VIEW OF EXISTING CORNER LOT
PICTURE 2: VIEW OF EXISTING CORNER LOT
PICTURE 3: VIEW LOOKING SOUTH ON BROADWAY
PICTURE 4: VIEW LOOKING NORTH ON BROADWAY
PICTURE 5: VIEW LOOKING DOWN EVERETT STREET
PICTURE 6: VIEW LOOKING DOWN EVERETT STREET



PICTURE 4

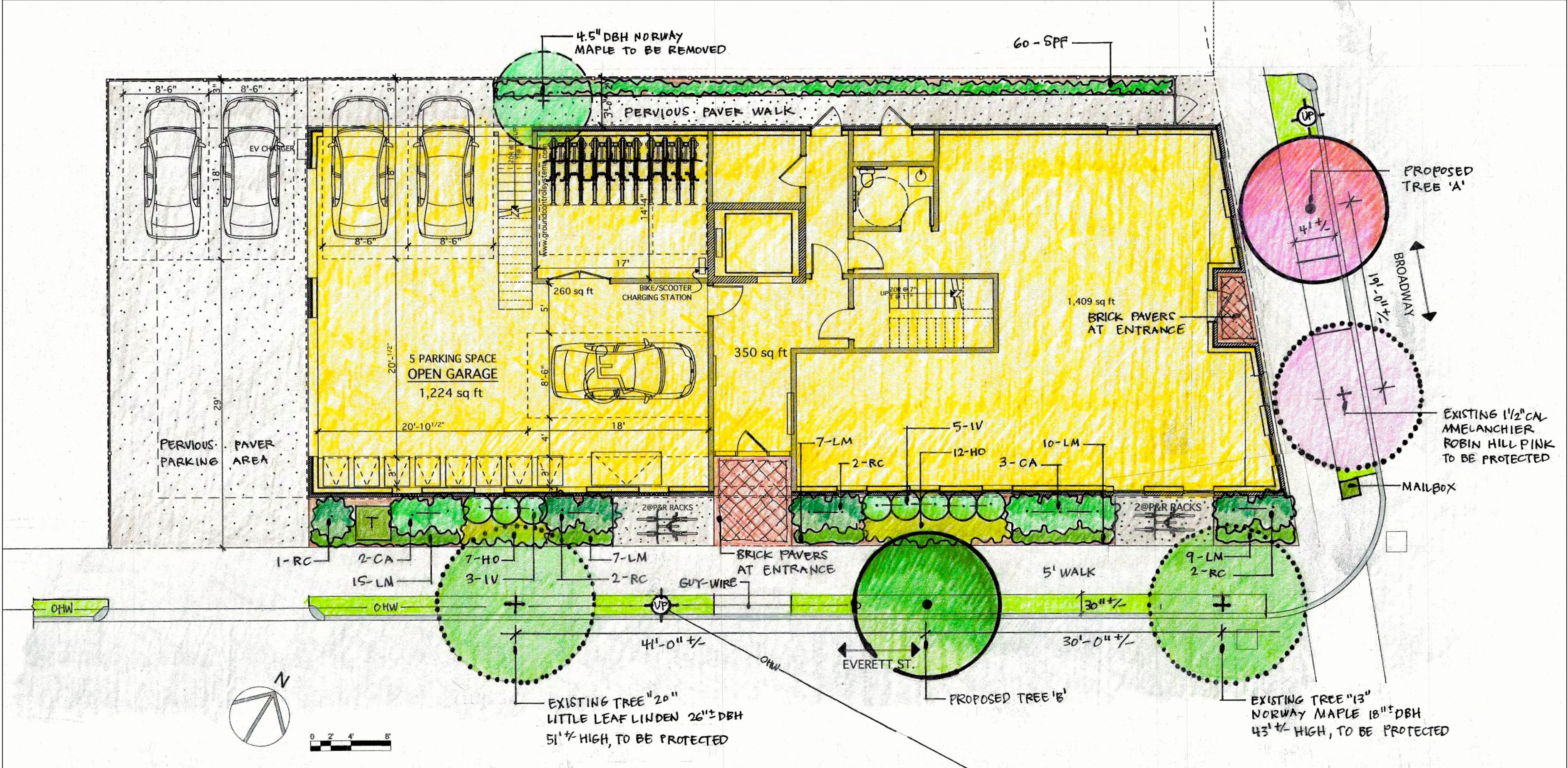


PICTURE 5



PICTURE 6

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
SITE PHOTOS		
DATE: 11/06/25	SC:	N. T. S.
C03		



LANDSCAPE PLAN

PLANT LIST
126 Broadway Arlington MA 02476
10/14/25

QTY	KEY	SPECIES	SIZE	REMARKS
STREET TREES				
1	TREE A	Broadway (Small tree less than 30')		B and B, coordinate species with Arlington Tree Warden
		Amelanchier grandiflora	2"-2.5" cal	Single stem, 15'-25' high x 15'-25' spread
	or	Autumn Brilliance Serviceberry	2"-2.5" cal	Single stem, 20'-30' high x 20'-30' spread
	or	Crataegus crus-galli var. inermis	2"-2.5" cal	Single stem, 20'-30' high x 15'-20' spread
	or	Thornless Cockspear Hawthorn		
	or	Syringa reticulata		
	or	Japanese Tree Lilac		
1	TREE B	Everett St. (Medium tree 30'-40')		B and B, coordinate species with Arlington Tree Warden
		Carpinus betulus 'Emerald Ave	3" caliper	40'-45' high x 25'-30' spread
	or	Emerald Ave Hornbeam		
	or	Nyssa sylvatica 'Wildfire'	3" caliper	30'-50' high x 20'-30' spread
	or	Wildfire Black Tupelo		
	or	Liriodendron tulipifera 'Little Volunteer'	3" caliper	30'-35' high x 18'-20' wide
	or	Little Volunteer Tulip Poplar		
SHRUBS				
5	CA	Cornus alba 'Bailhalo'	5 gallon	
		Ivory Halo Dogwood		
8	IV	Itea virginica Sprich	3 gallon	
		Little Henry Dwarf Sweetspire		
7	RC	Rhododendron Cunninghams White	5 gallon	
		Cunningham White Rhododendron		
PERENNIALS/GROUNDCOVERS				
13	HO	Hosta - Patriot	1 gallon	
6	HO	Hosta - Royal Standard	1 gallon	
48	LM	Liriope muscari 'Big Blue'	Quart	
		Big Blue Liriope		
SIDEYARD /PERENNIALS/FERNS - 60 total				
3		Acorus gramineus Ogon	1 gallon	
		Golden Variegated Sweet Flag		
3		Tiarella Sugar and Spice	1 gallon	
		Foam Flower		
3		Anemone x hybrida 'Konigin Charlotte'	1 gallon	
		Queen Charlotte Anemone		
3		Astilbe x arendsii 'Bressingham Beauty'	1 gallon	
		Bressingham Beauty Astilbe		
3		Heuchera 'Berry Smoothie'	1 gallon	
		Coral Bells		
FERNS				
9		Polystichum acrostichoides	Bare root	
		Christmas Fern		
9		Matteuccia struthiopteris	Bare root	
		Ostrich Fern		
9		Anthyrium filix-femina	Bare root	
		Lady Fern		
9		Osmunda regalis	Bare root	
		Royal Fern		
9		Thelypteris noveboracensis	Bare root	
		New York Fern		



EXISTING TREE #13 NORWAY MAPLE



EXISTING TREE #20 LITTLE LEAF LINDEN



EXISTING AMELANCHIER ON BROADWAY



EXISTING NORWAY MAPLE TO REMOVE



PROJECT ARCHITECT:
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(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

LANDSCAPE ARCHITECT:
SUSAN SANGIOLLO
9 SKECHCONET WAY
W. HARTWICH, MA 02671
617 223 1134

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

LANDSCAPE PLAN

DATE:

L1



STREET VIEW LOOKING WEST



STREET VIEW LOOKING SOUTH

PROJECT ARCHITECT:
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599 EAST BROADWAY, STE. 102
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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

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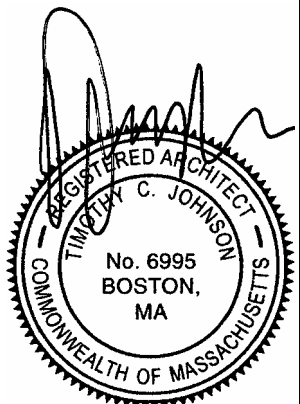
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PERSPECTIVE
VIEWS

DATE: 11/06/25 SC: N. T. S.

V01



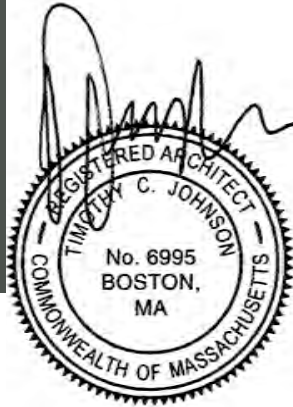


STREET VIEW LOOKING WEST

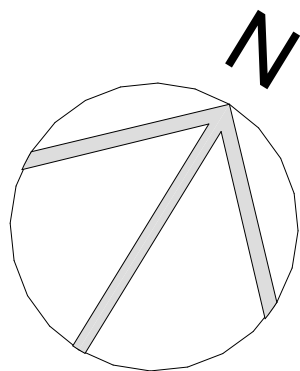
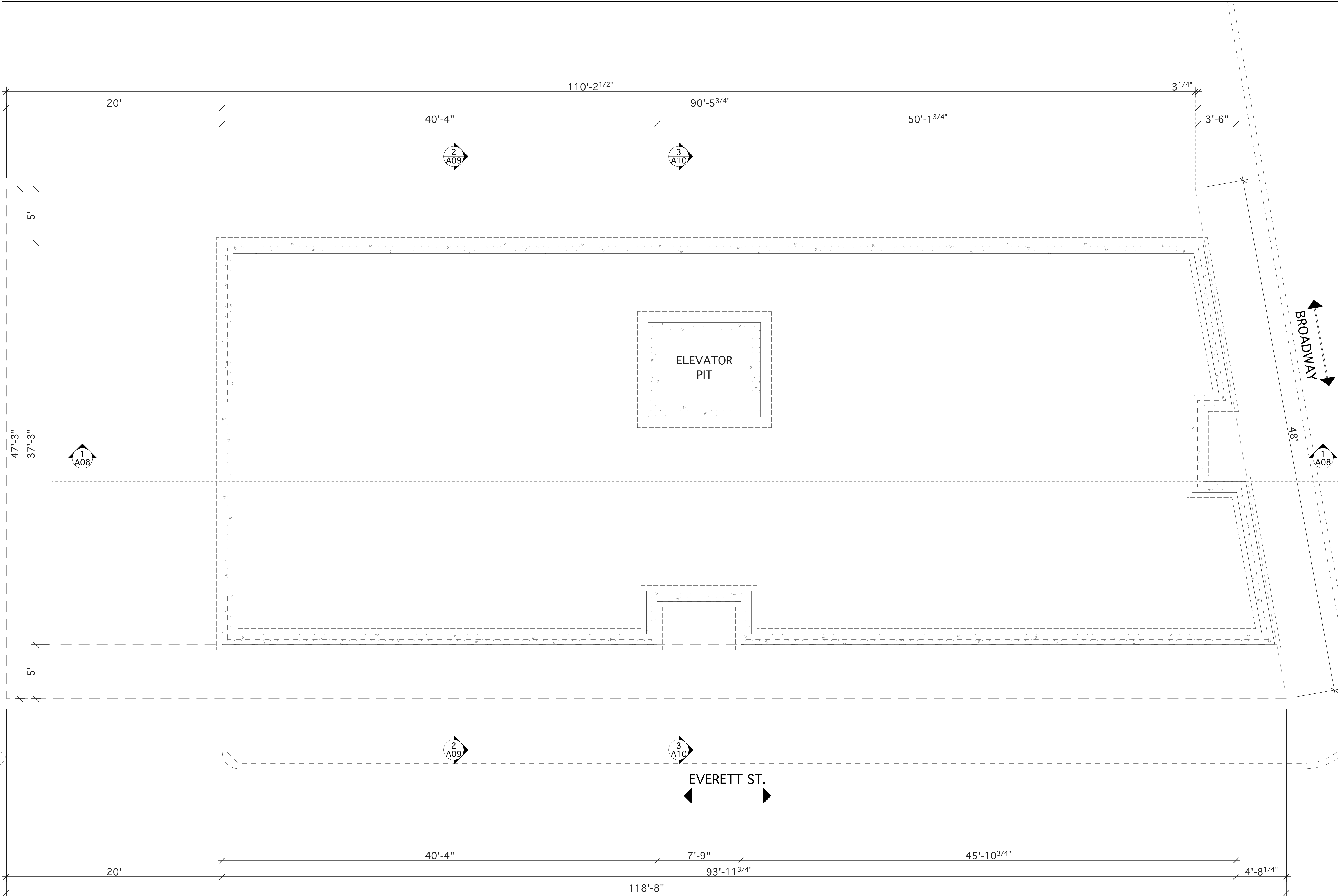


STREET VIEW LOOKING SOUTH

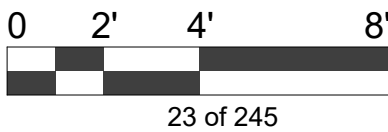
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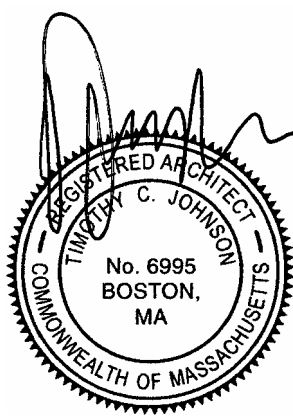
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
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Tim Johnson Architect, LLC		
		
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DRAWING TITLE COLOR PERSPECTIVE VIEWS		
DATE: 11/06/25	SC:	N. T. S.
V02		



FOUNDATION PLAN



23 of 245



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486

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Tim Johnson Architect, LLC



TIM
JOHNSON
ARCHITECT, LLC

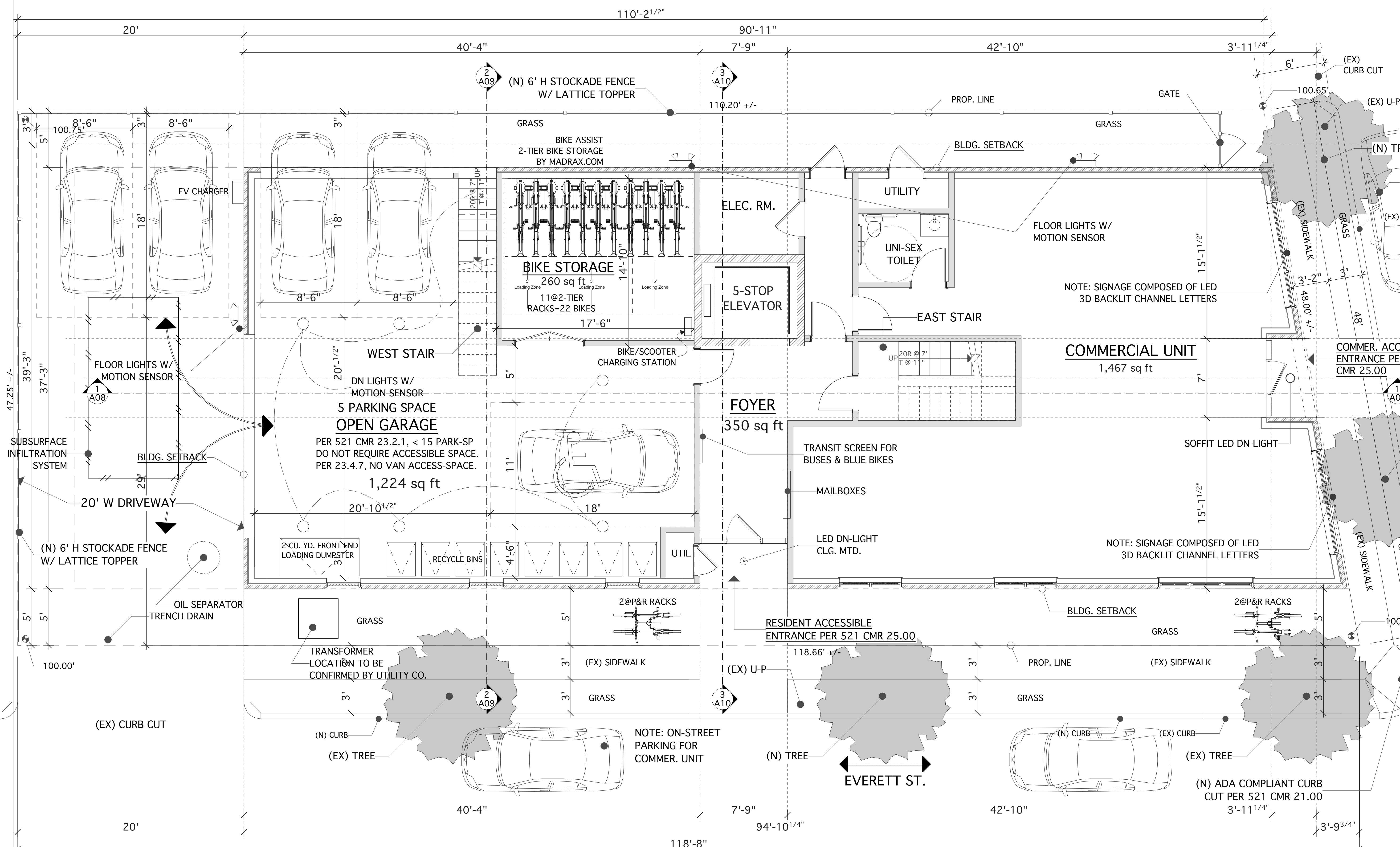
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FOUNDATION
FLOOR PLAN

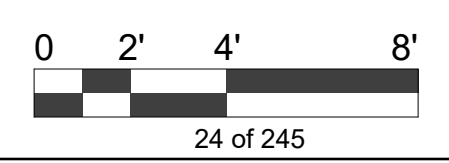
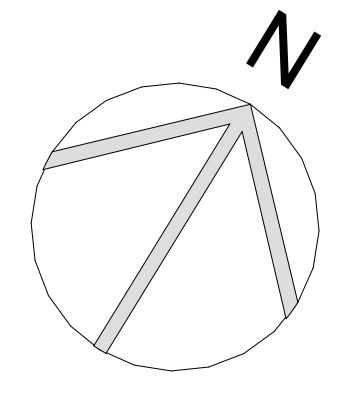
DATE: 11/06/25 SC: 1/4" = 1'-0"

A01



GROUND FLR PLAN

3,401 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS	
1	REVISED ARCHITECT
2	REVISED ARCHITECT
3	REVISED ARCHITECT
4	REVISED ARCHITECT
5	REVISED ARCHITECT

Tim Johnson Architect, LLC

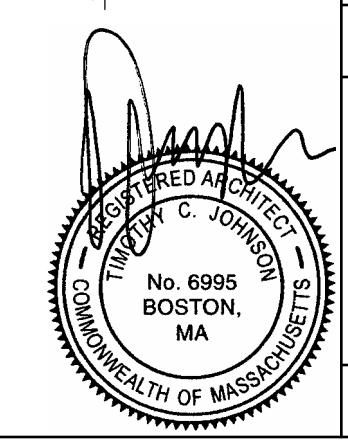


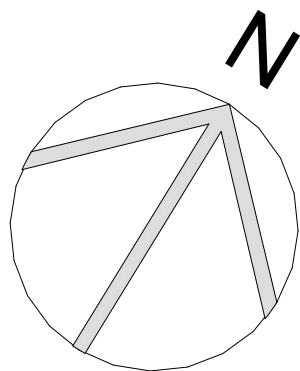
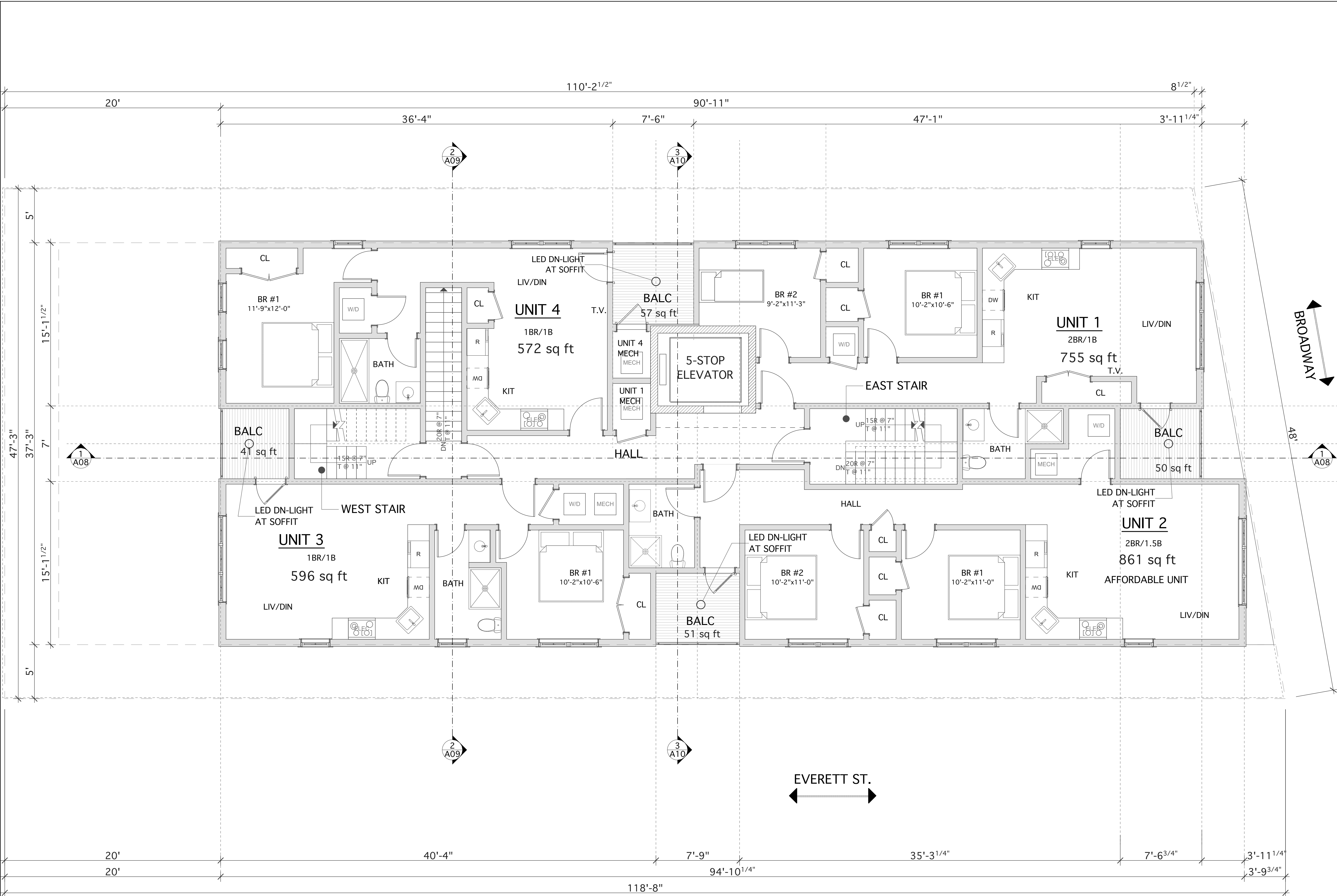
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DRAWING TITLE
GROUND FLOOR PLAN

DATE: 11/06/25 SC: 1/4" = 1'-0"

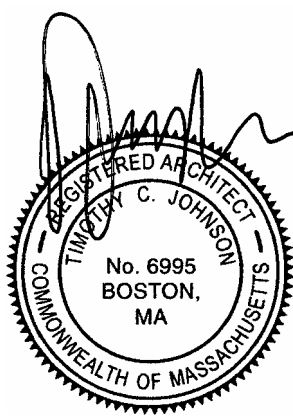
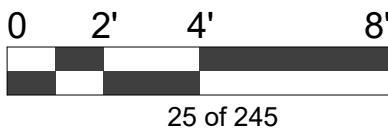
A02





SECOND FLR PLAN

3,192 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
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ARLINGTON, MA 02474

OWNER:
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NEWTON, MA 02464
TEL: 978-815-1486

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Tim Johnson Architect, LLC



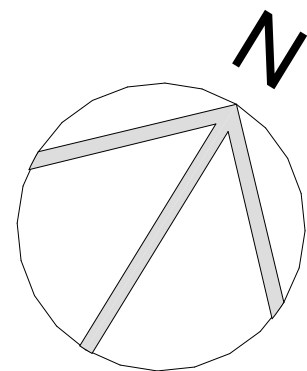
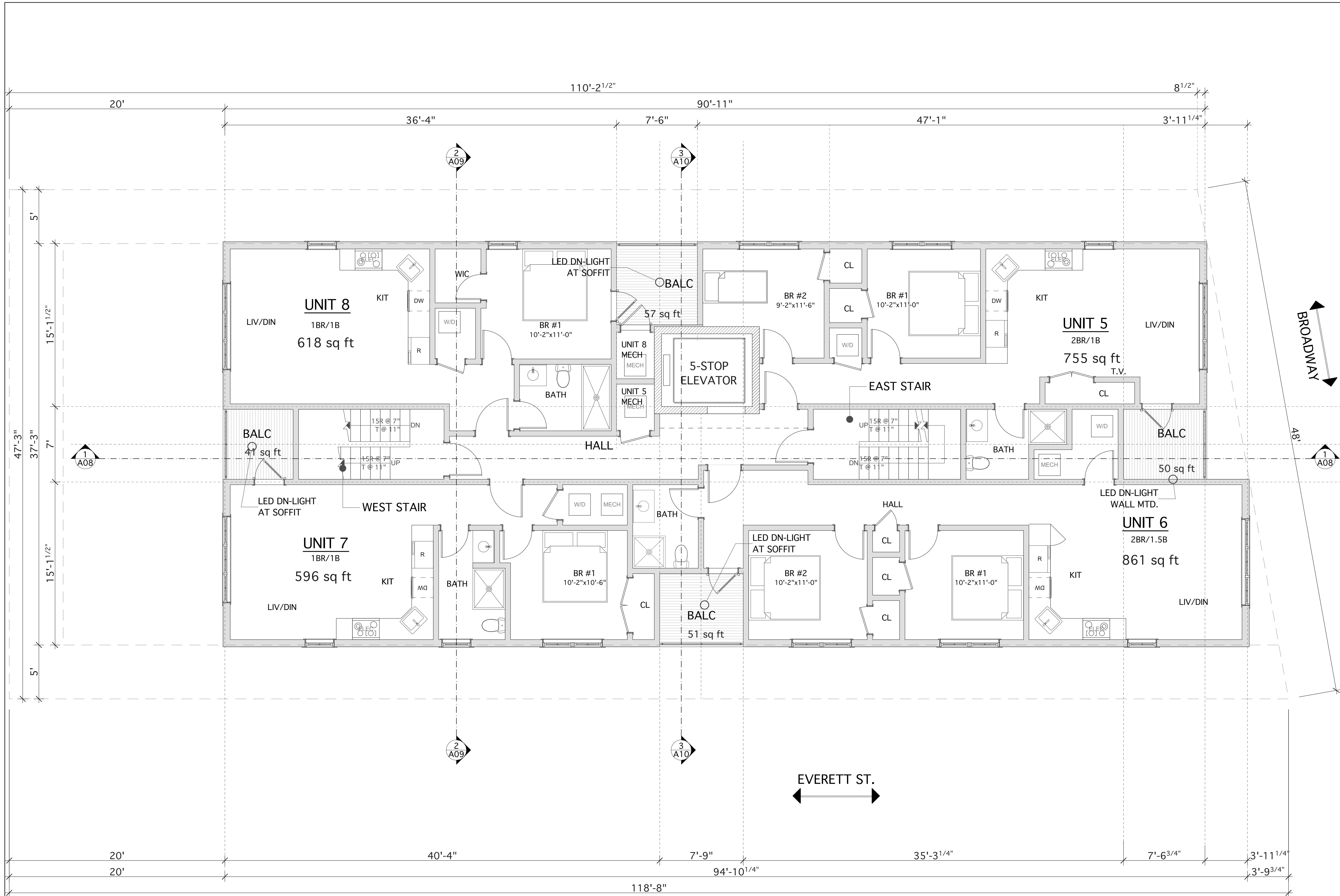
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SECOND FLOOR
PLAN

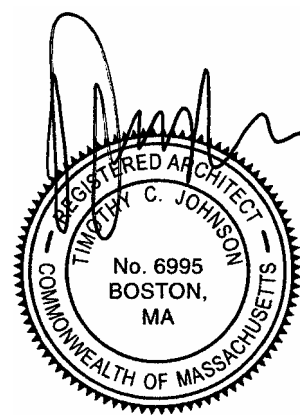
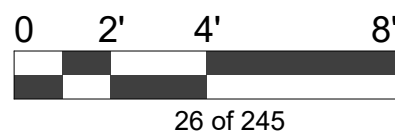
DATE: 11/06/25 SC: 1/4" = 1'-0"

A03



THIRD FLR PLAN

3,192 sq ft gross this flr



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

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Tim Johnson Architect, LLC



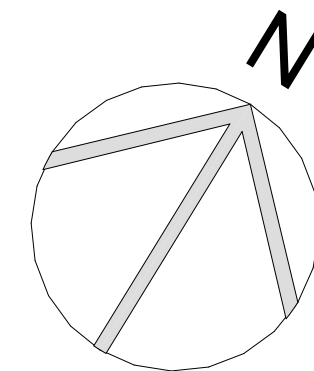
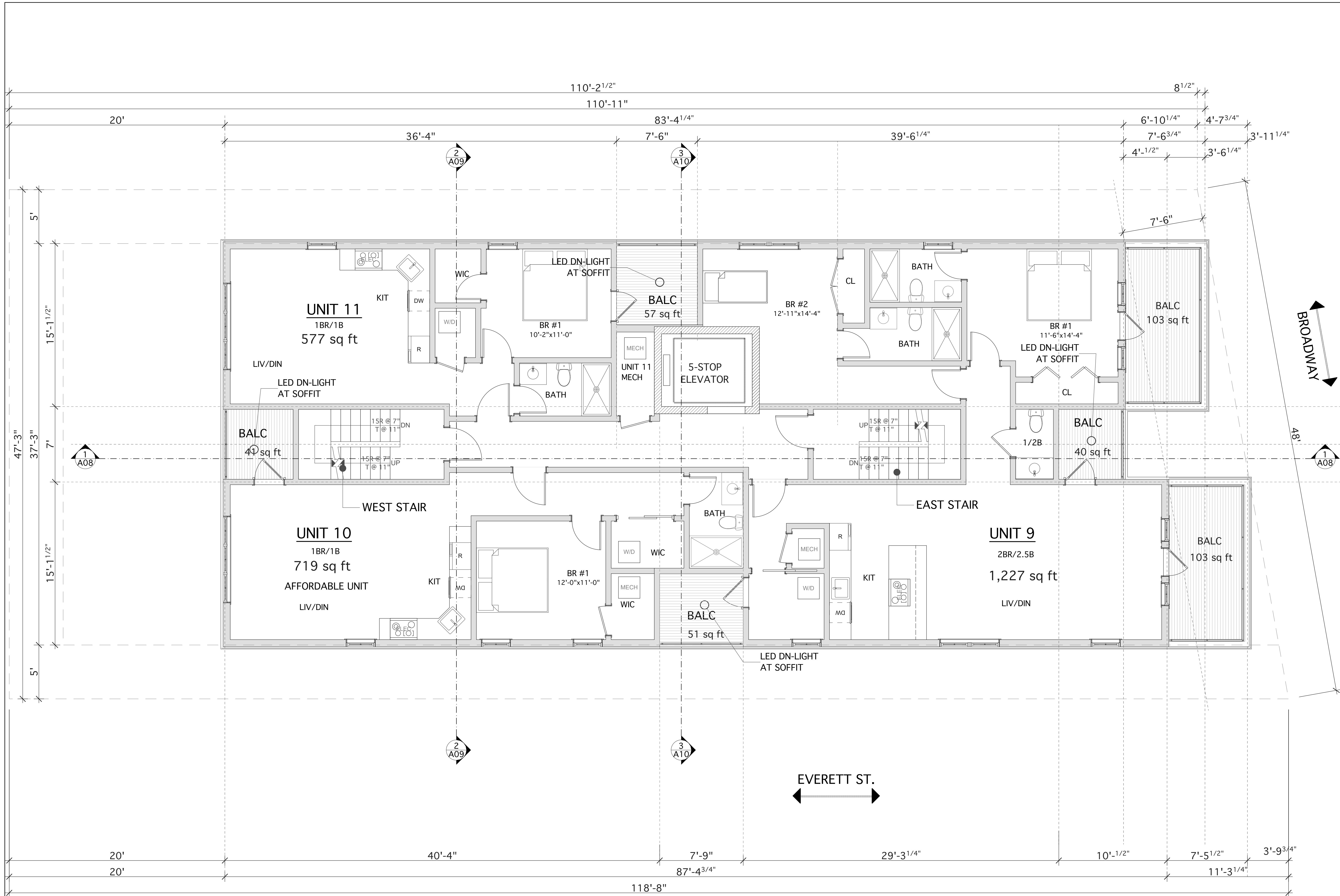
PRELIMINARY DWG SET

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THIRD FLOOR
PLAN

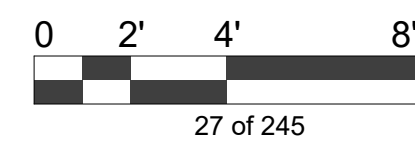
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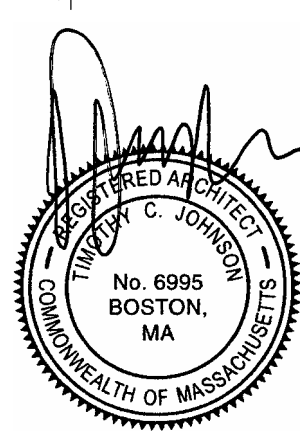


FOURTH FLR PLAN

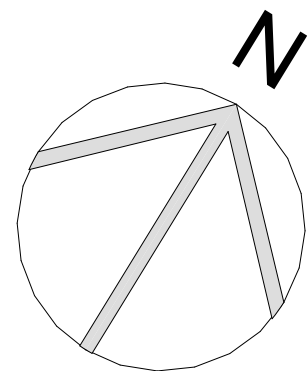
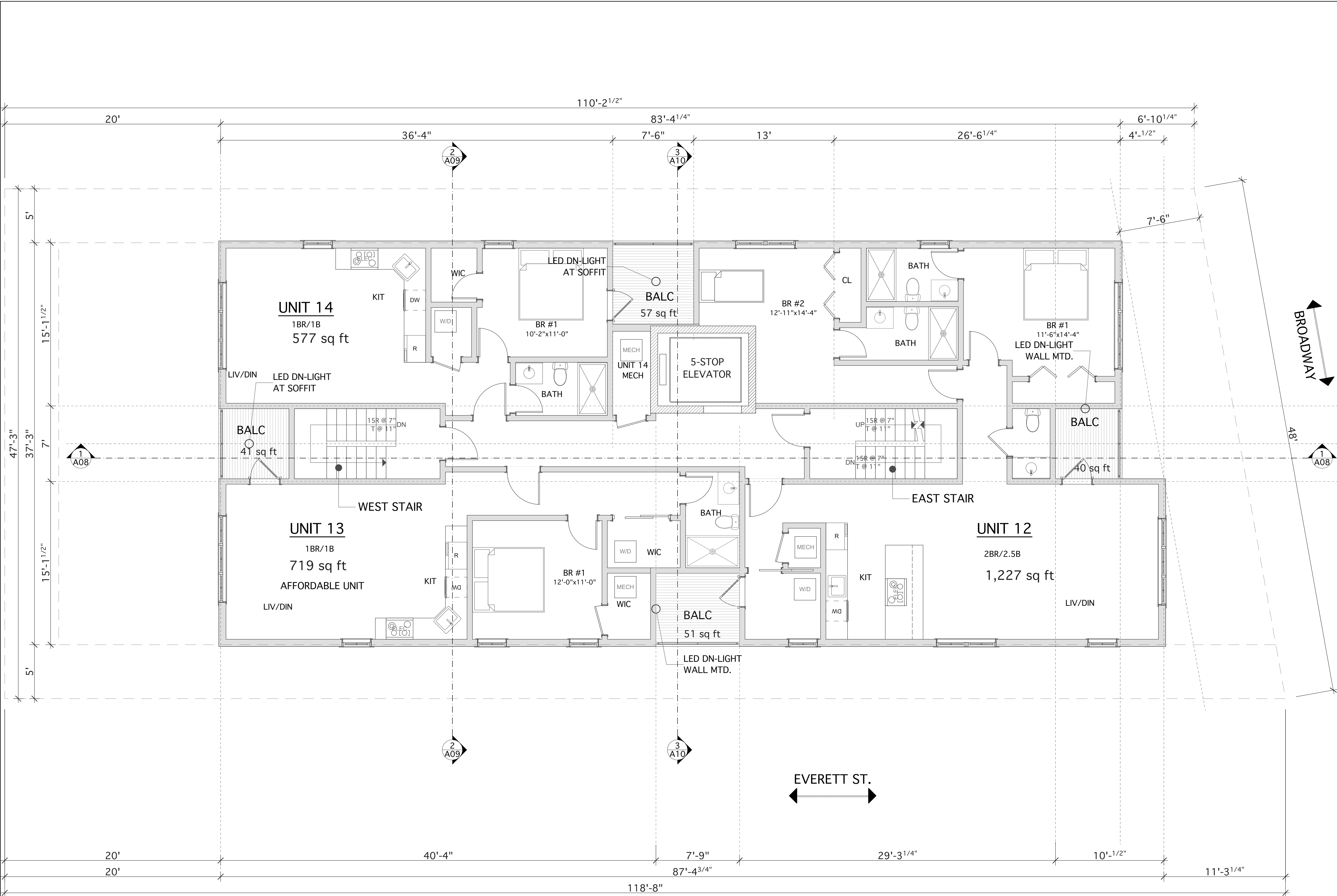
2,922 sq ft gross this flr



27 of 245

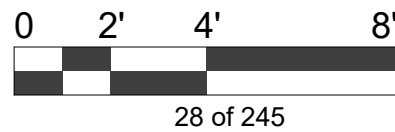


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486
REVISIONS	
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Tim Johnson Architect, LLC	
PRELIMINARY DWG SET	
DRAWING TITLE	
FOURTH FLOOR PLAN	
DATE: 11/06/25	SC: 1/4" = 1'-0"
A05	

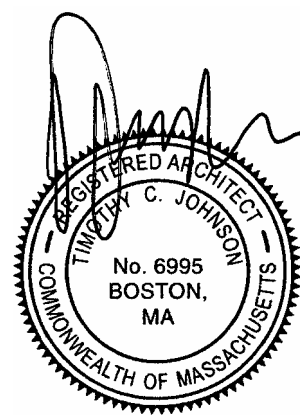


FIFTH FLR PLAN

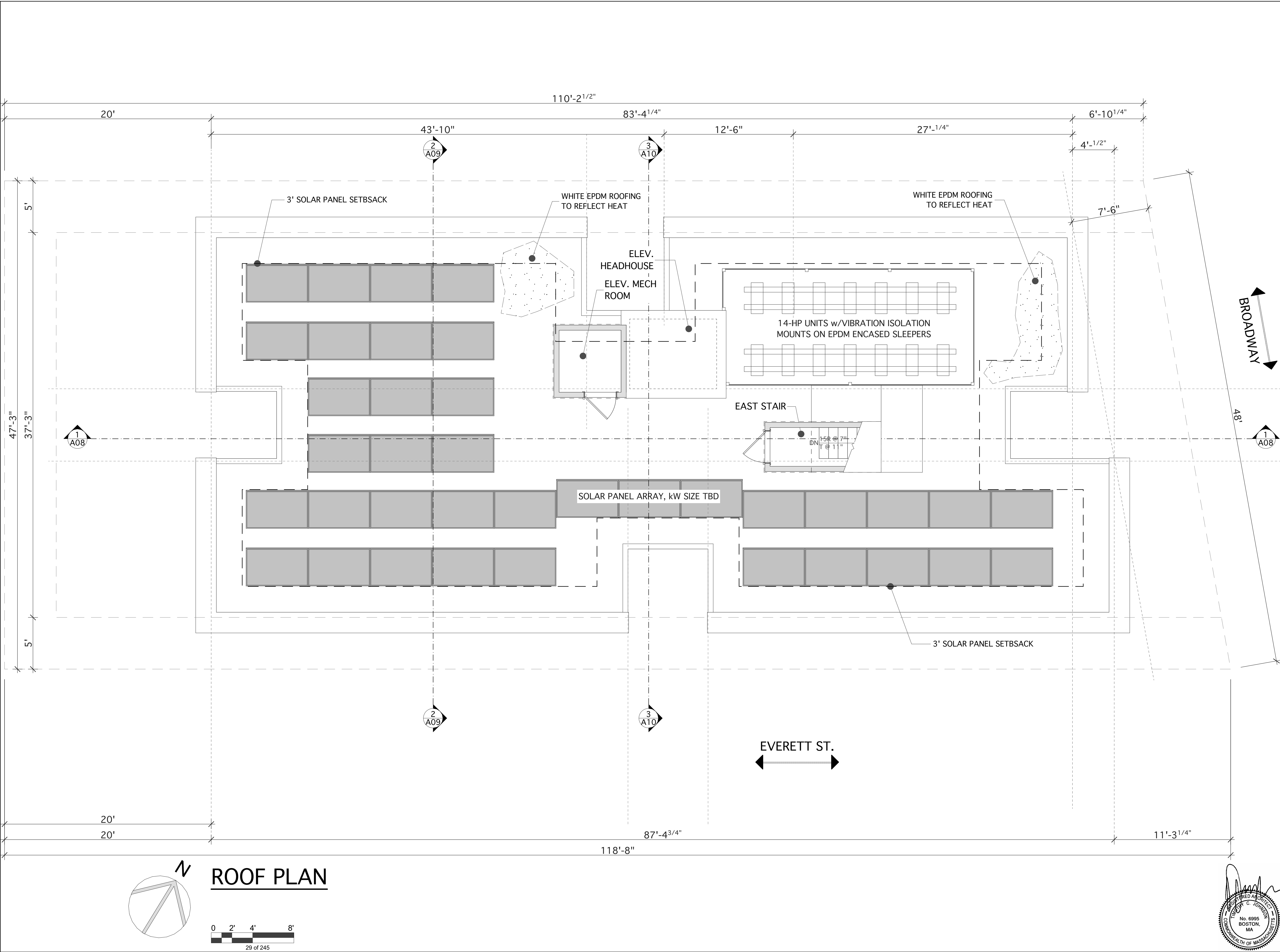
2,922 sq ft gross this flr

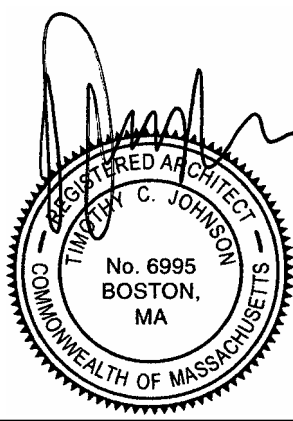


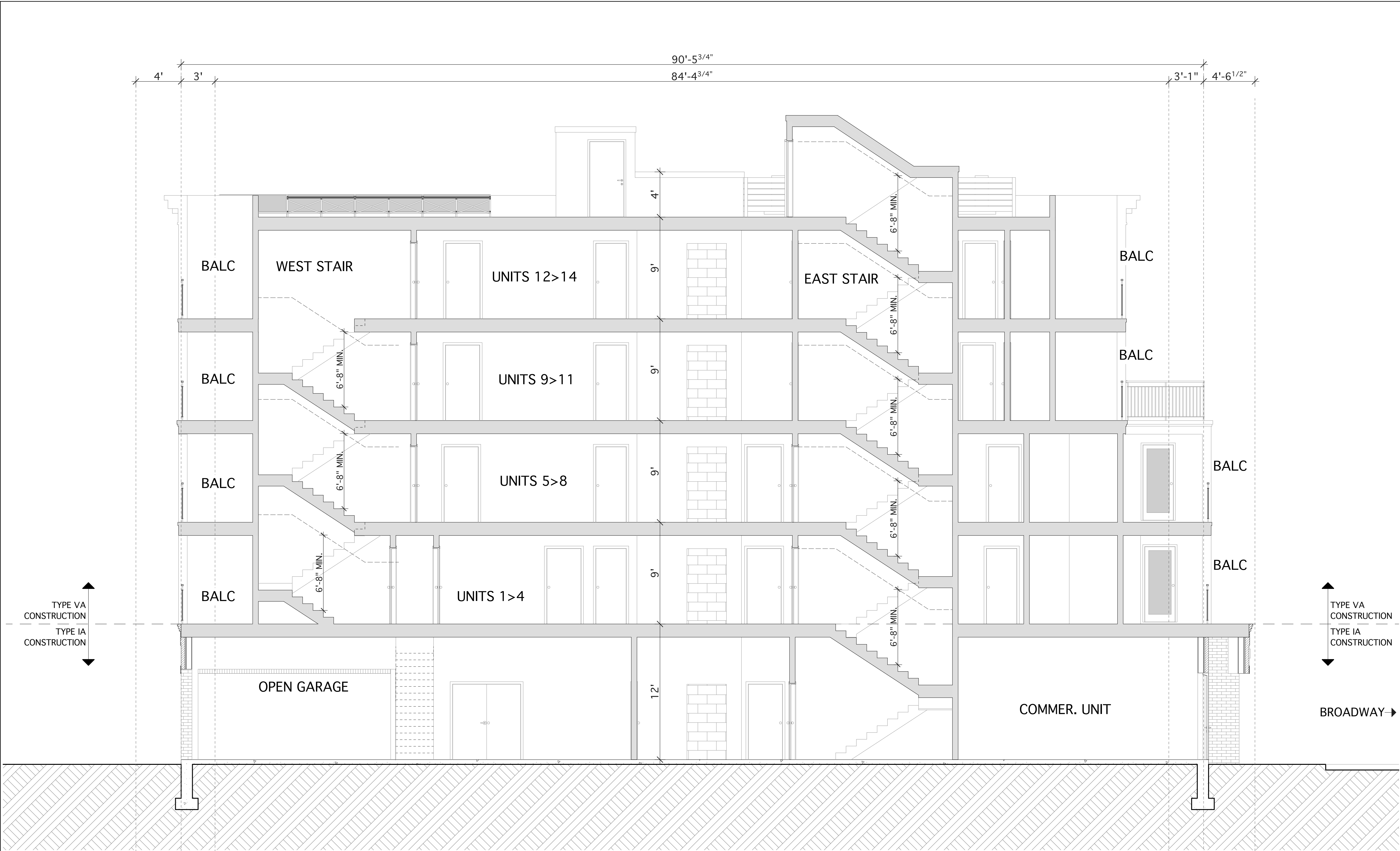
28 of 245



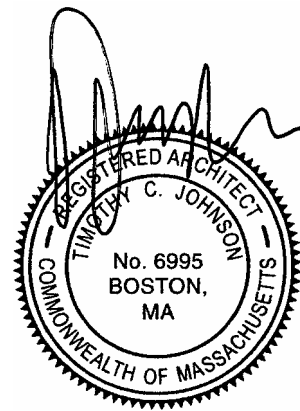
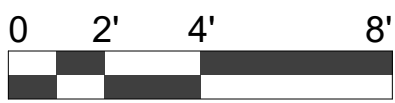
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474		OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS			
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Tim Johnson Architect, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
FIFTH FLOOR PLAN			
DATE: 11/06/25		SC: 1/4" = 1'-0"	
A06			



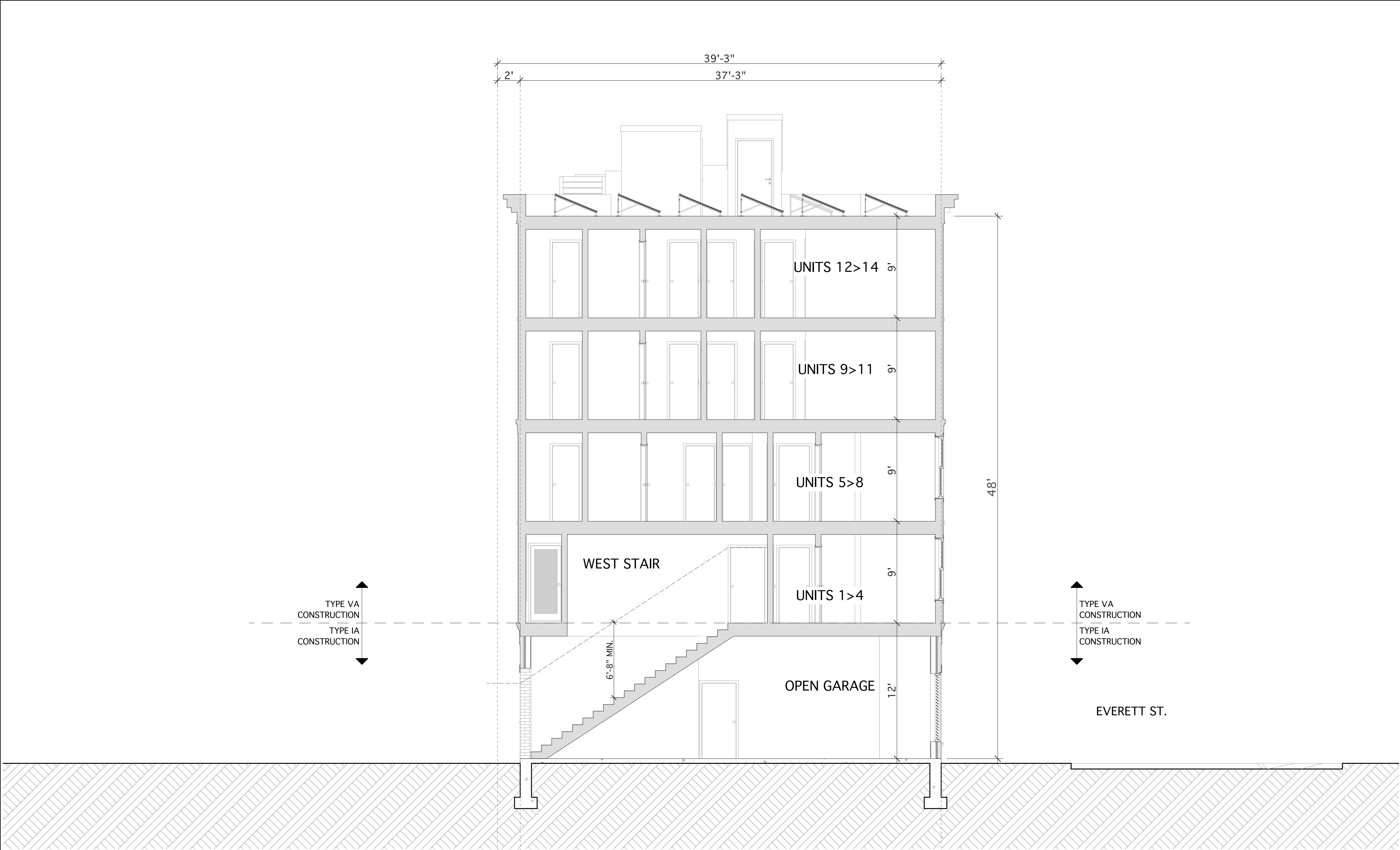
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
ROOF PLAN		
DATE: 11/06/25	SC: 1/4" = 1'-0"	
		
A07		



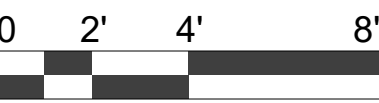
1-1 BUILDING SECTION



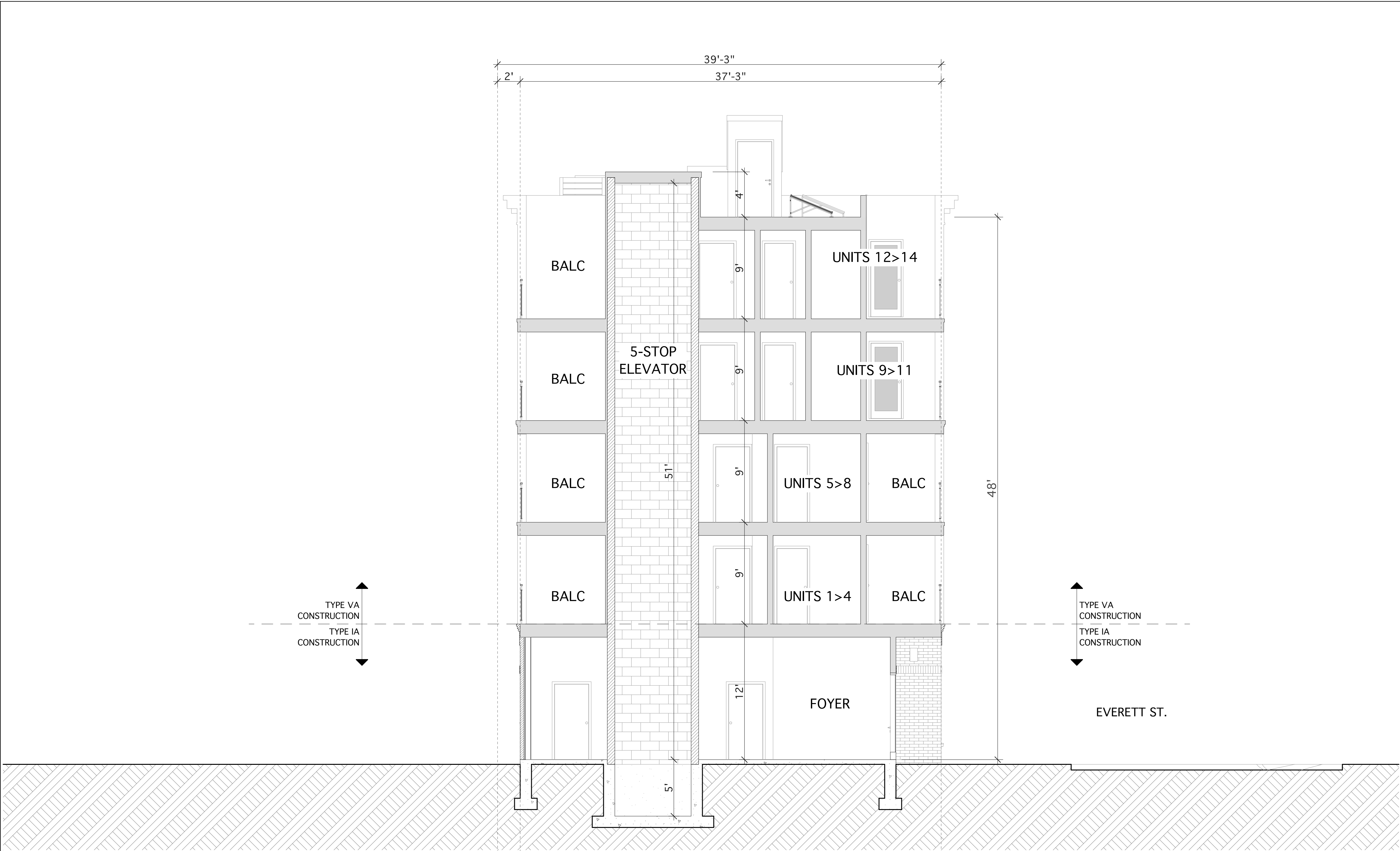
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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Tim Johnson Architect, LLC			
			
PRELIMINARY DWG SET			
DRAWING TITLE			
1-1 BUILDING SECTION			
DATE: 11/06/25		SC: 1/4" = 1'-0"	
A08			



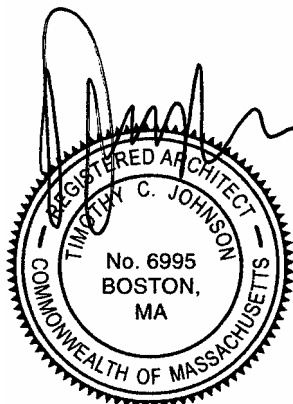
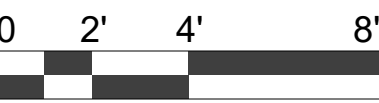
2-2 BUILDING SECTION



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
2-2 BUILDING SECTION			
DATE: 11/06/25		SC: 1/4" = 1'-0"	
A09			



3-3 BUILDING SECTION

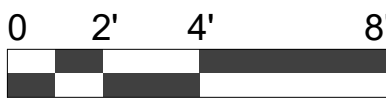


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
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REVISIONS		
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Tim Johnson Architect, LLC		
 TIM JOHNSON ARCHITECT, LLC		
PRELIMINARY DWG SET		
DRAWING TITLE		
3-3 BUILDING SECTION		
DATE: 11/06/25	SC: 1/4" = 1'-0"	
A10		

EVERETT ST.



EAST (BROADWAY) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|----|---|----|--|
| 1 | BRICK, STACKED BOND, COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 3a | FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK |
| 2 | FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL, 6" EXPOSURE, COLOR: BOOTHBAY BLUE | 4 | ANODIZED ALUMINUM RAILINGS, COLOR: BLACK |
| 2a | FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL, 6" EXPOSURE, COLOR: LIGHT MIST | 5 | COMPOSITE TRIM, COLOR: WHITE |
| 3 | FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 6 | COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

EAST
(BROADWAY)
ELEVATION

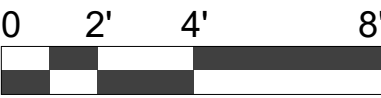
DATE: 11/06/25

SC: 1/4" = 1'-0"

A11



SOUTH (EVERETT ST.) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|----|---|----|--|
| 1 | BRICK, STACKED BOND, COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50 | 3a | FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK |
| 2 | FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL, 6" EXPOSURE, COLOR: BOOTHBAY BLUE | 4 | ANODIZED ALUMINUM RAILINGS, COLOR: BLACK |
| 2a | FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL, 6" EXPOSURE, COLOR: LIGHT MIST | 5 | COMPOSITE TRIM, COLOR: WHITE |
| 3 | FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 6 | COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

SOUTH (EVERETT
ST) ELEVATION

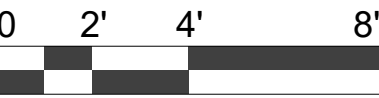
DATE: 11/06/25

SC: 1/4" = 1'-0"

A12



WEST (REAR) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1

BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50
- 2

FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL,
6" EXPOSURE, COLOR: BOOTHBAY BLUE
- 2a

FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL,
6" EXPOSURE, COLOR: LIGHT MIST
- 3

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
- 3a

FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK
- 4

ANODIZED ALUMINUM RAILINGS,
COLOR: BLACK
- 5

COMPOSITE TRIM,
COLOR: WHITE
- 6

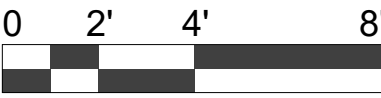
COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
PRELIMINARY DWG SET		
DRAWING TITLE		
WEST (REAR) ELEVATION		
DATE: 11/06/25	SC: 1/4" = 1'-0"	
A13		



NORTH ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- 1 BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE GEORGIAN BRICK HC-50

2 FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL,
6" EXPOSURE, COLOR: BOOTHBAY BLUE

2a FIBER CEMENT LAP SIDING, HARDIE PLANK CEDAR MILL,
6" EXPOSURE, COLOR: LIGHT MIST

3 FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
- 3a FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK

4 ANODIZED ALUMINUM RAILINGS,
COLOR: BLACK

5 COMPOSITE TRIM,
COLOR: WHITE

6 COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL
UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△

Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

NORTH
ELEVATION

DATE: 11/06/25

SC: 1/4" = 1'-0"

A14

There was an existing conditions site visit Sept. 22, 2025. There was active construction on Everett Street that day so exact dimensions of site conditions on the 126 side of Everett Street (curb alignment, planting strip width, walkway conditions at existing trees) were not in place.

EXISTING TREES

The existing tree on Broadway is a 1 1/2" caliper Amelanchier Robin Hill Pink tree in a 4' wide planting strip.

The existing trees on Everett are:

Tree #13 from the tree inventory; a 18" +/- DBH (diameter at breast height) Norway Maple approximately 43' high. The root system is girdled and above grade but there is no overhead wire affecting this tree.

Tree #20: a 26" +/- DBH Little leaf Linden approximately 51' +/- high. This tree has extensive utility pruning and widened root flare and roots above the sidewalk grade.

These three existing, public trees will remain and be protected during construction.

There is one existing tree on site, in side yard setback, a Norway maple 4.5" DBH. This tree will need to be removed for construction.

PROPOSED TREE PLANTING

I had a phone conversation with Tree Warden Tim Lecuivre on 9/26/25. We discussed the Arlington Tree Ordinance and the Arlington Tree inventory. I told him that we would make some suggestions regarding new tree planting locations and possible species to be planted on Broadway and Everett and that this would coordinate these with him for his input at the appropriate time in the design process.

Our Preliminary suggestions would be to locate a small tree, less than 30' high on Broadway. This would be a tree that would have an ultimate height of under 30' so there is not conflict with the existing utility lines.

On Everett we have a location in the planting strip between the existing power pole guy wire and the existing Norway Maple. The gas service/stub out will not be needed in this area and was removed. There is no overhead utility wire in this location, it crosses Everett Street from the opposite side of the road to the utility pole. Given that the existing trees along Everett are large canopy trees we would recommend a medium size tree, 30'-40' high, be planted in this location. The preferred species would be a tree

that does not have an aggressive root system and one that would grow to an ultimate height that would not obstruct the solar panels on the roof of the new building.

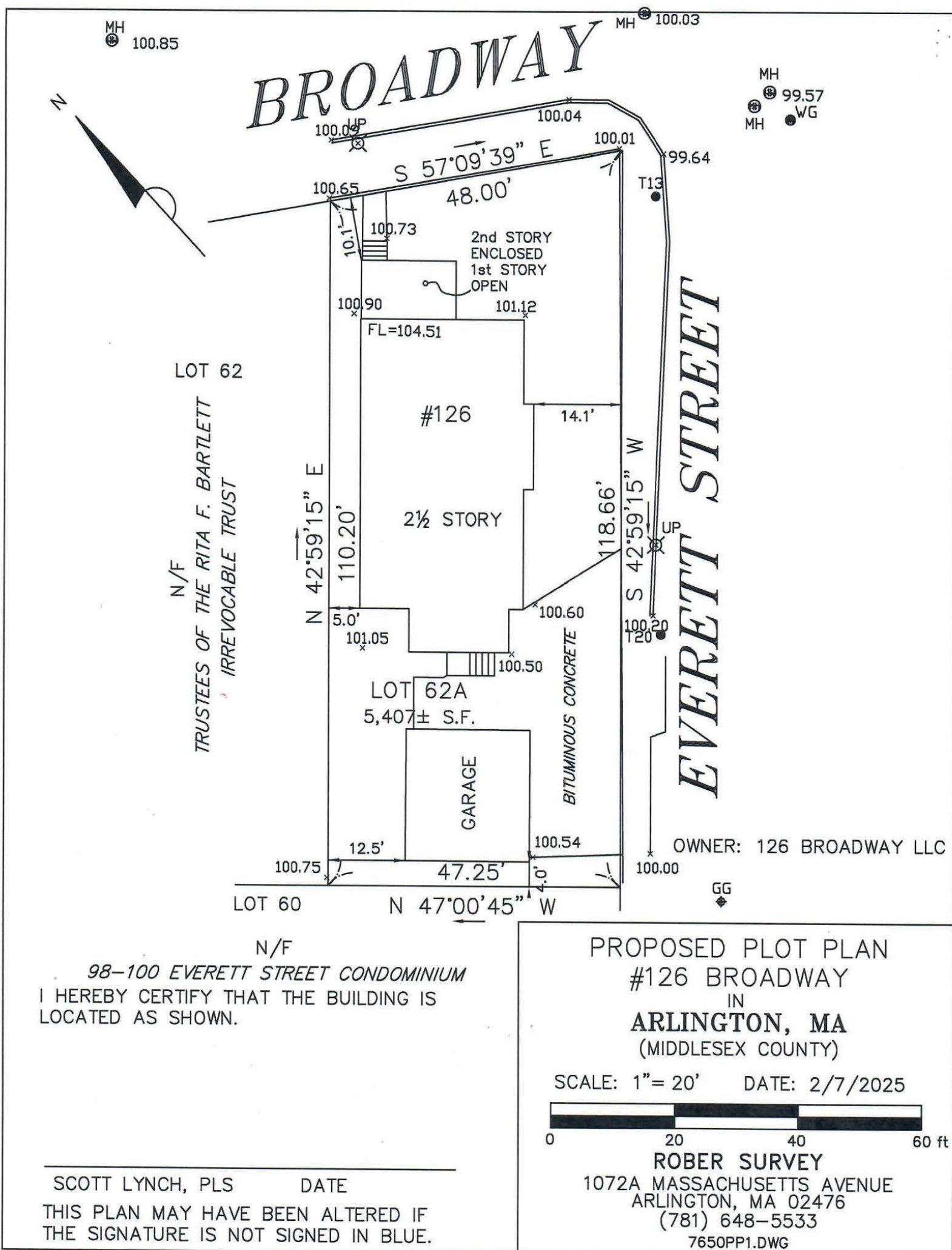
Specific recommendations will be discussed and coordinated with the tree warden prior to approval.

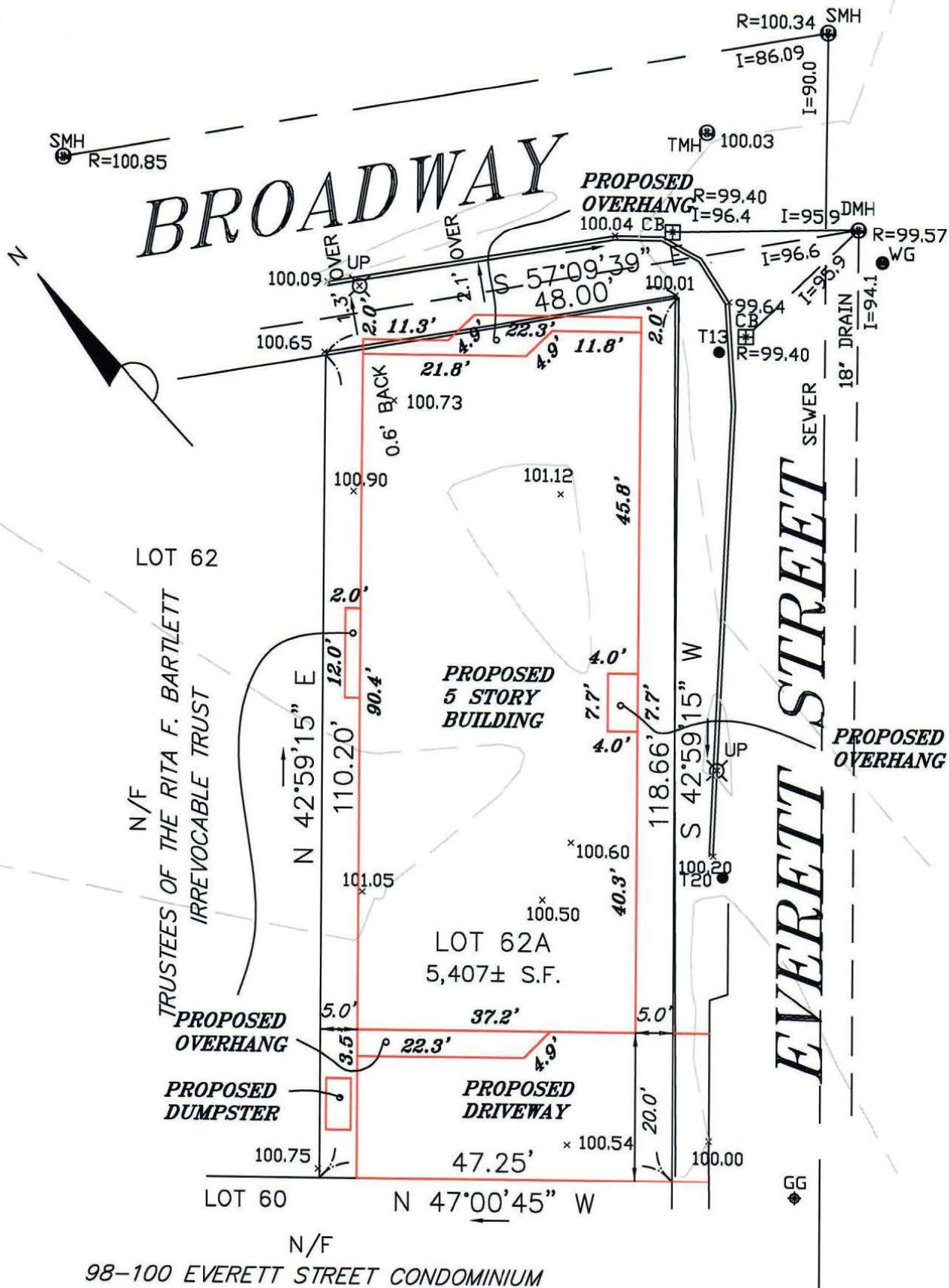
SITE LANDSCAPING

The site landscaping includes permeable paving surfaces in the outdoor parking area, the bike racks, and side yard walkway from Broadway. The building entrances will have brick pavers.

The Everett Street planting beds along the building will be plants that thrive in semi-shade conditions and provide seasonal interest. This planting will ultimately grow to an appropriate height and will require minimal maintenance.

The planting strip in the North side yard will be native plant materials that thrive in shade, provide seasonal interest and require low maintenance.





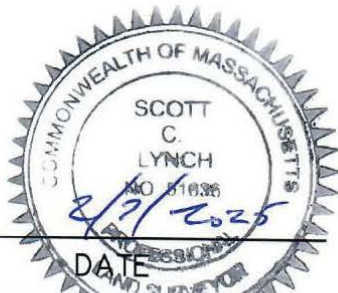
CURB GRADE = 100.0
PROPOSED FIRST FLOOR = 101
PROPOSED PEAK = 151.0'
PROPOSED HEIGHT - 51.0'

OWNER: 126 BROADWAY LLC

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

SCOTT LYNCH, PLS

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.



PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

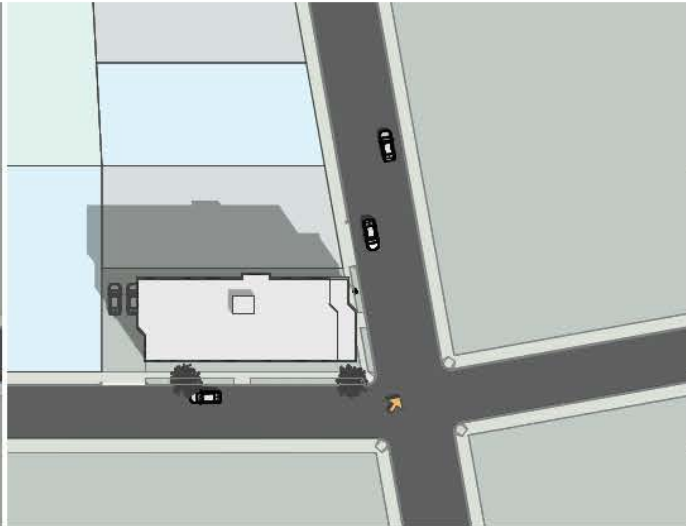
SCALE: 1" = 20' DATE: 2/7/2025



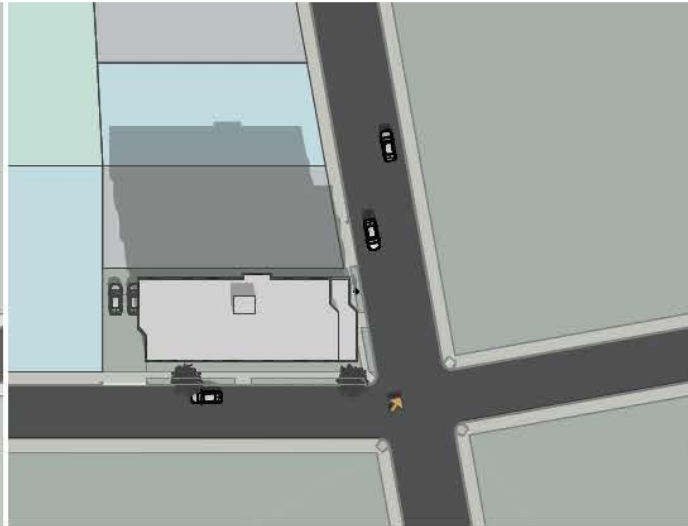
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7650PP1.DWG



3.21-9AM



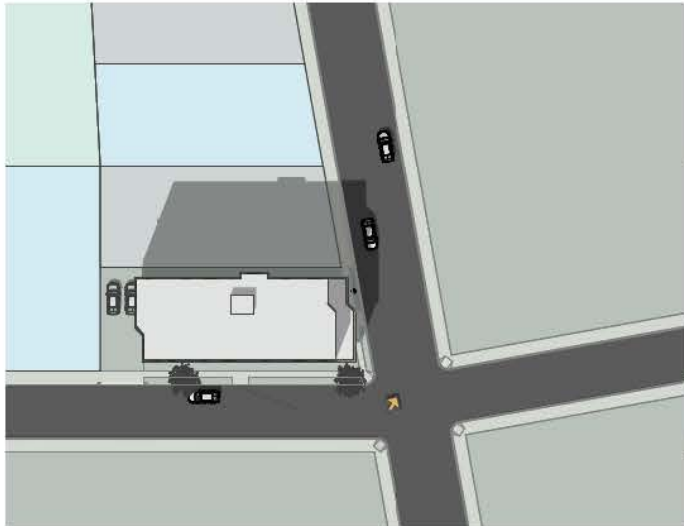
6.21-9AM



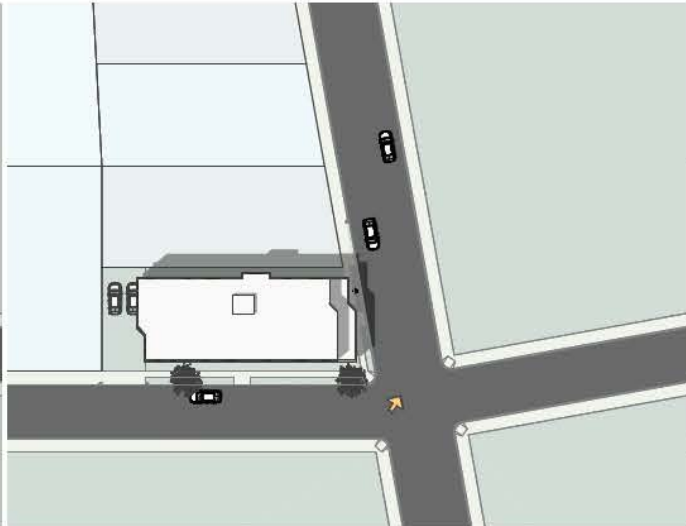
9.21-9AM



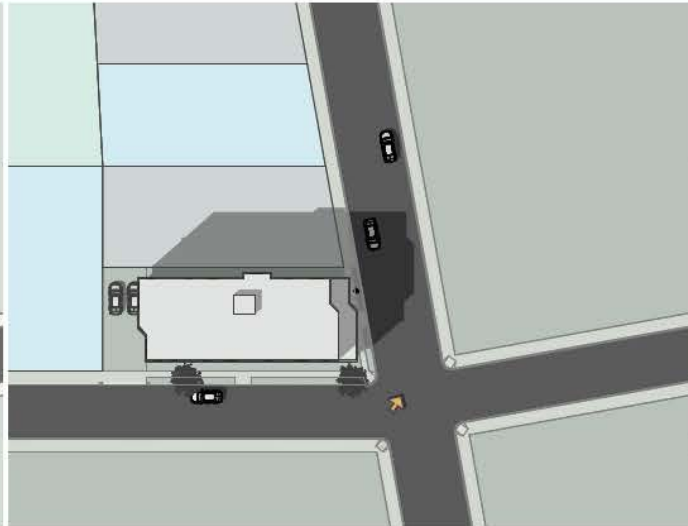
12.21-9AM



3.21-12PM



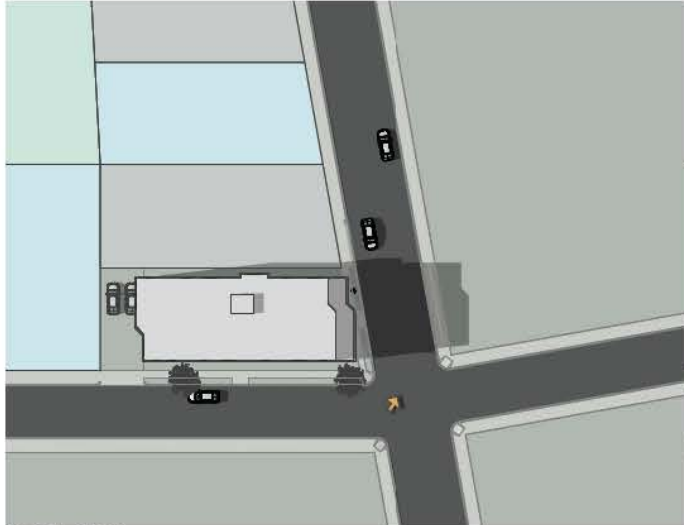
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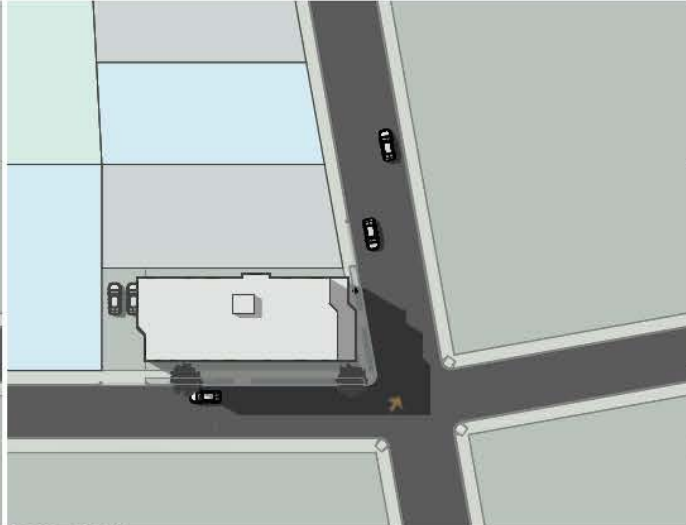
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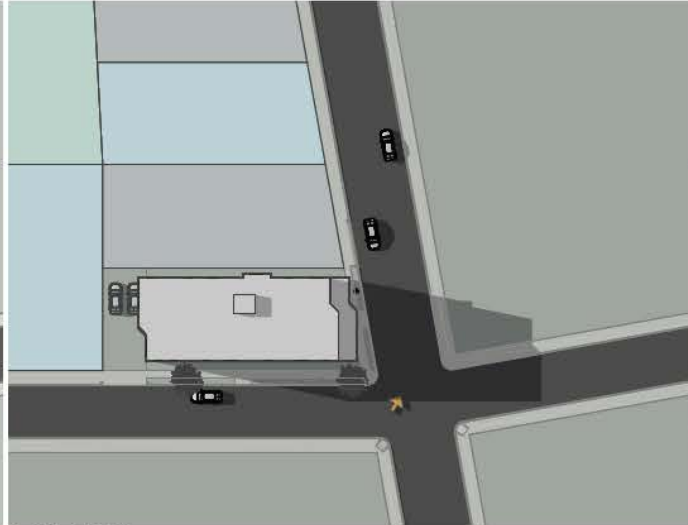
12.21-12PM



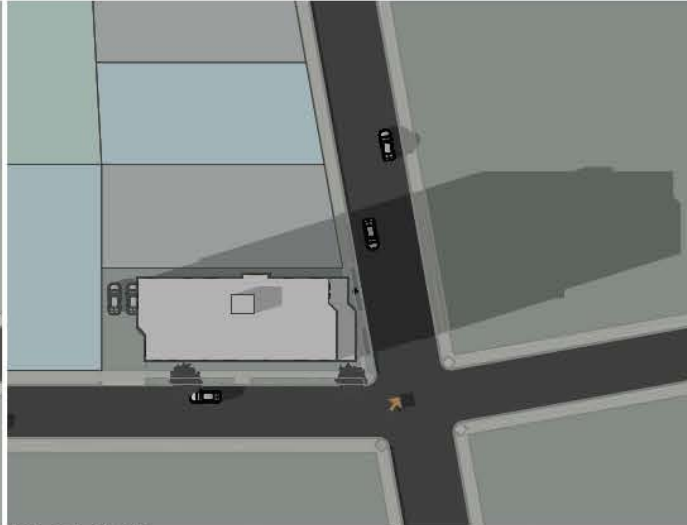
3.21-3PM



6.21-3PM



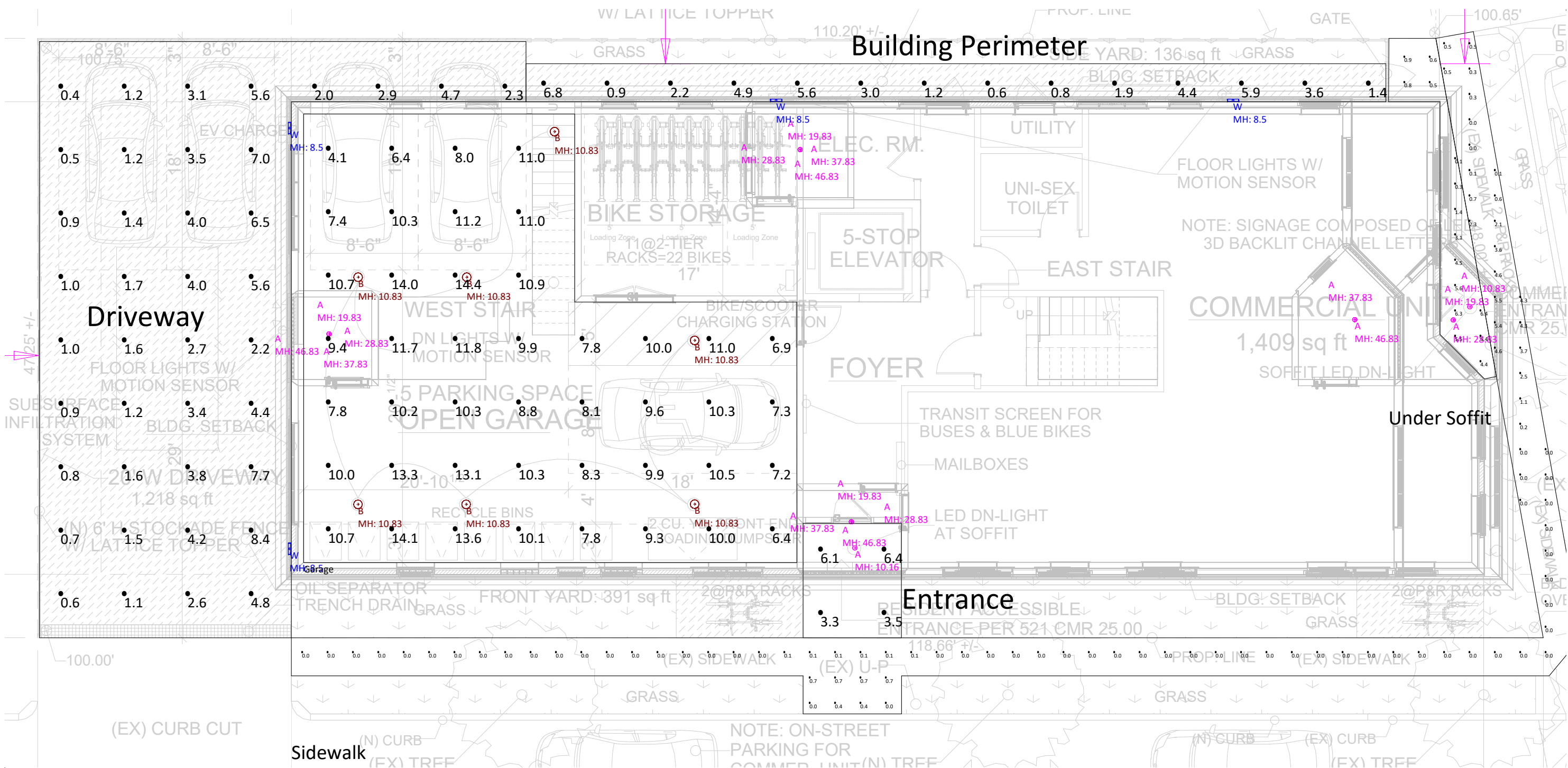
9.21-3PM



12.21-3PM



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
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REVISIONS		
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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
SHADOW STUDIES		
DATE: 10/13/25	SC:	N. T. S.
C02		



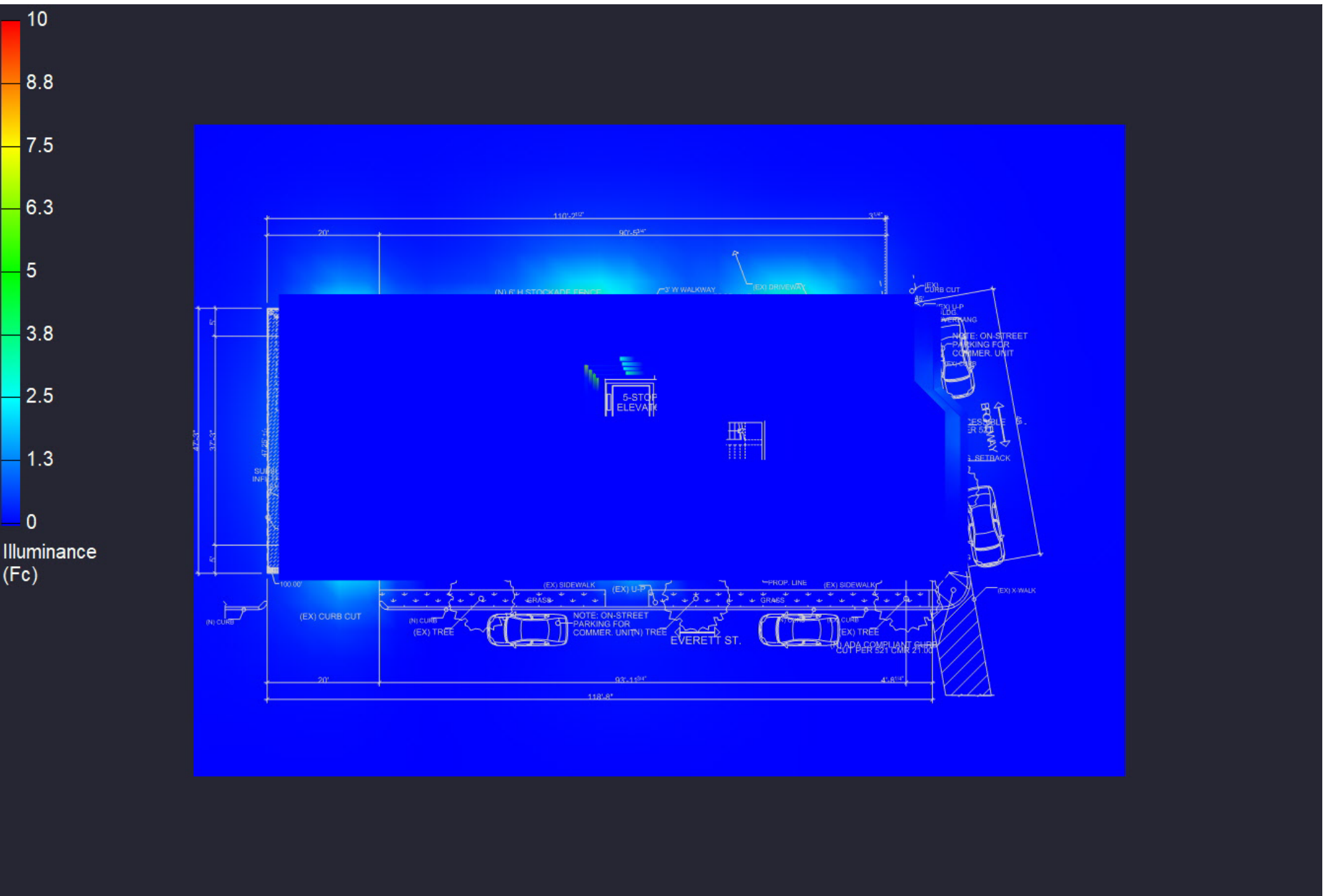
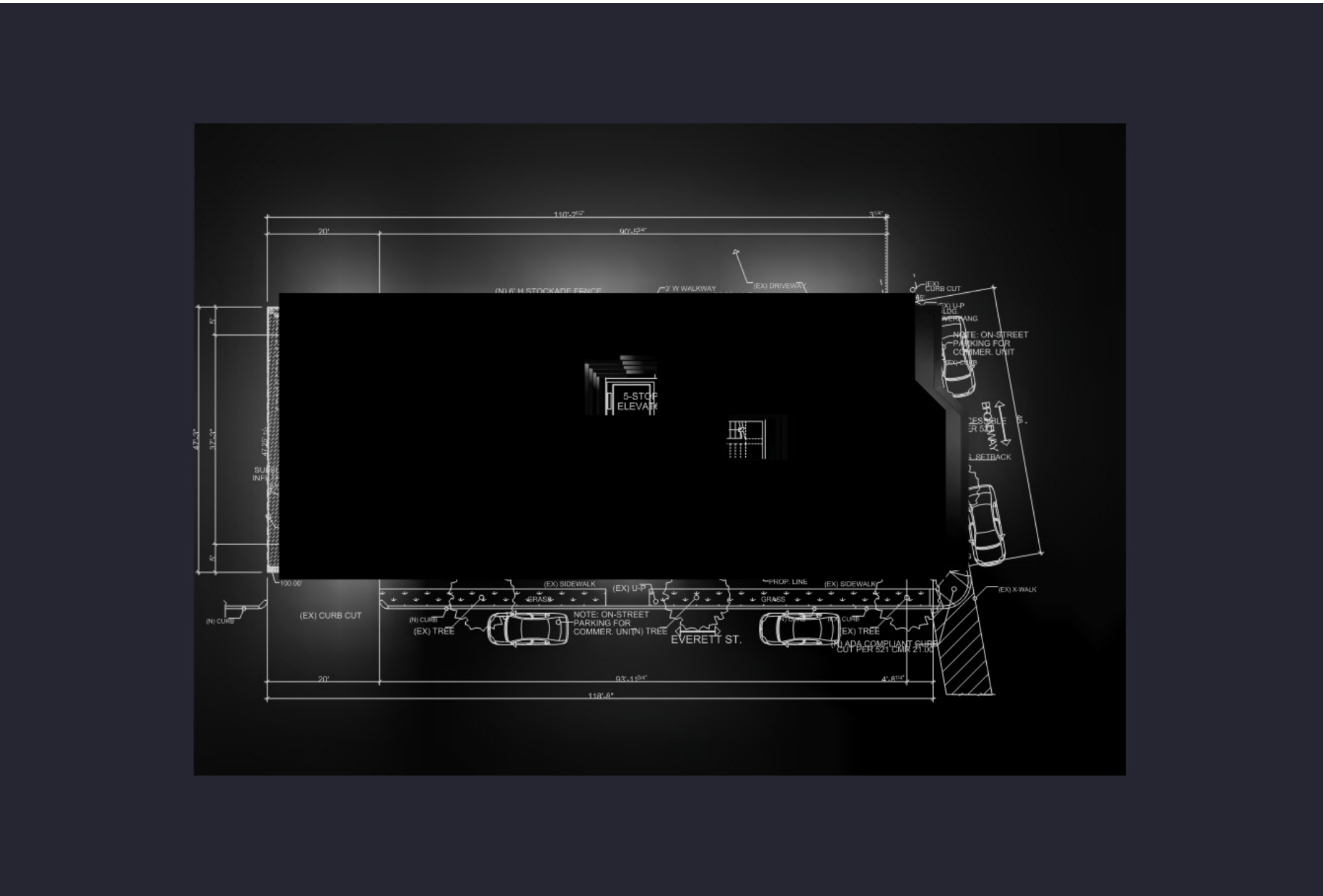
Scale: 1 inch= 8 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height	Manufacture
	A	18	Single	0.900	LBR10 -ALO1-SWW1-AR LSS-MWD 90CRI	9.15	805	10.16, 10.83, 19.83, 28.83, 37.83, 46.83	Lithonia Lighting
	B	7	Single	0.900	7670 FX10RCM29SW-9CCT3-DB	28.41	3020	10.83	PLUSRITE ELECTRIC
	W	4	Single	0.900	WPX1-LED-P1-50K-MVOLT-XX	11.39	1602	8.5	Lithonia Lighting

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpclr	PtSpcTb
Building Perimeter	Fc	3.09	6.8	0.6	5.15	11.33	-0.4	5	5
Driveway	Fc	2.87	8.4	0.4	7.18	21.00	-0.4	5	5
Entrance	Fc	4.83	6.4	3.3	1.46	1.94	-0.4	5	5
Garage	Fc	9.88	14.4	4.1	2.41	3.51	0	5	5
Sidewalk	Fc	0.55	5.5	0.0	N.A.	N.A.	-0.4	2	2
Spill Light	Fc	0.36	3.4	0.0	N.A.	N.A.	-0.4	5	5
Typical Balcony-1	Fc	10.61	13.7	8.9	1.19	1.54	12	2	2
Typical Balcony-2	Fc	8.76	11.5	6.2	1.41	1.85	12	2	2
Typical Balcony-3	Fc	7.83	12.5	4.1	1.91	3.05	12	2	2
Typical Balcony-4	Fc	9.43	12.1	6.6	1.43	1.83	12	2	2
Under Soffit	Fc	3.05	6.4	0.1	30.50	64.00	-0.4	2	2

RENDER VIEWS:



General Notes:
The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations.
Prior to placing an order, it is the customer's responsibility to carefully review and approve this study.
Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards employed.

While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy.
Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation.

Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur.
The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer.

Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.

Tim Johnson
Architect

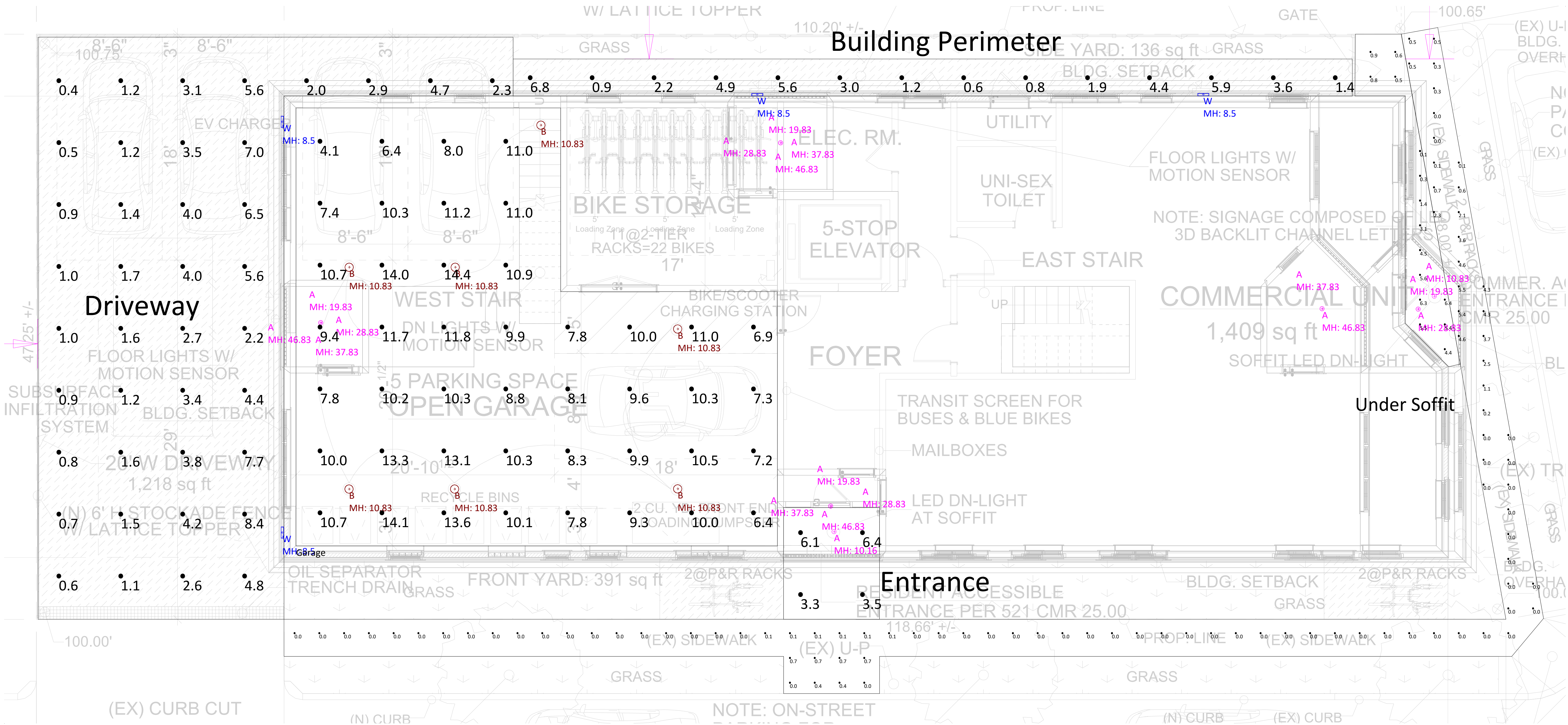
126 Broadway

Drawn By: NNV

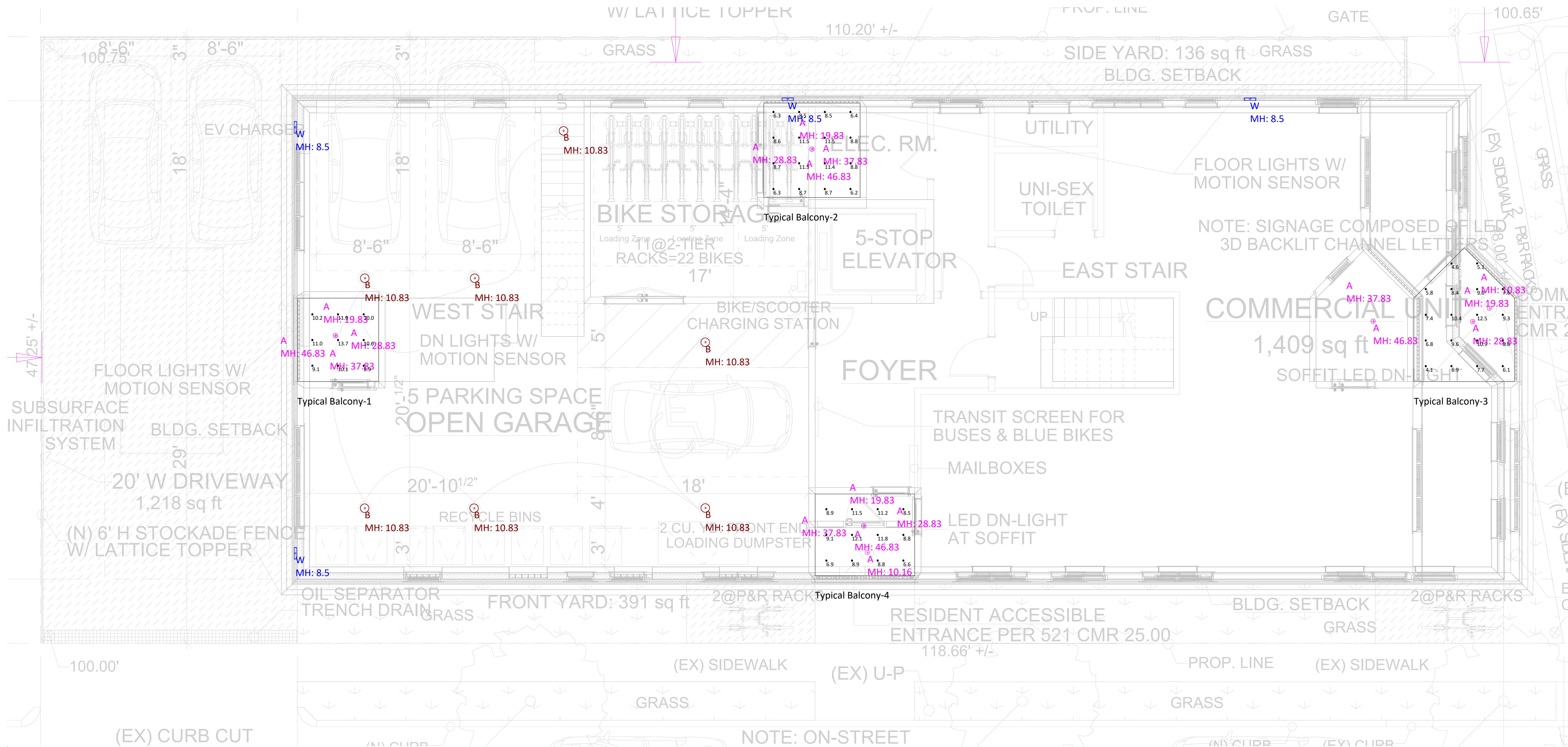
Date:18-09-2025

Rev: 0

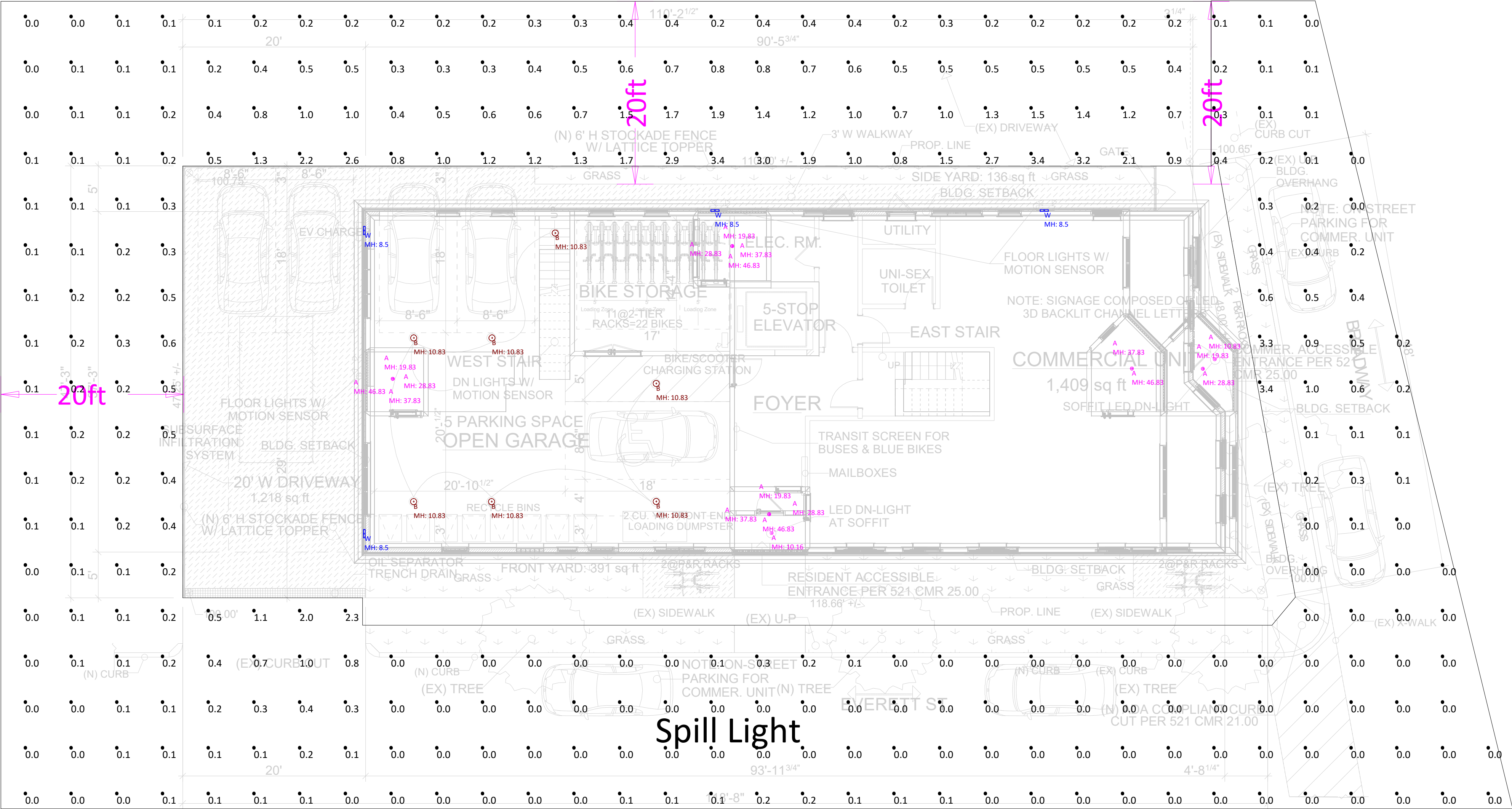
Page 1 of 5



Ground Floor
Scale: 1 inch= 4 Ft.

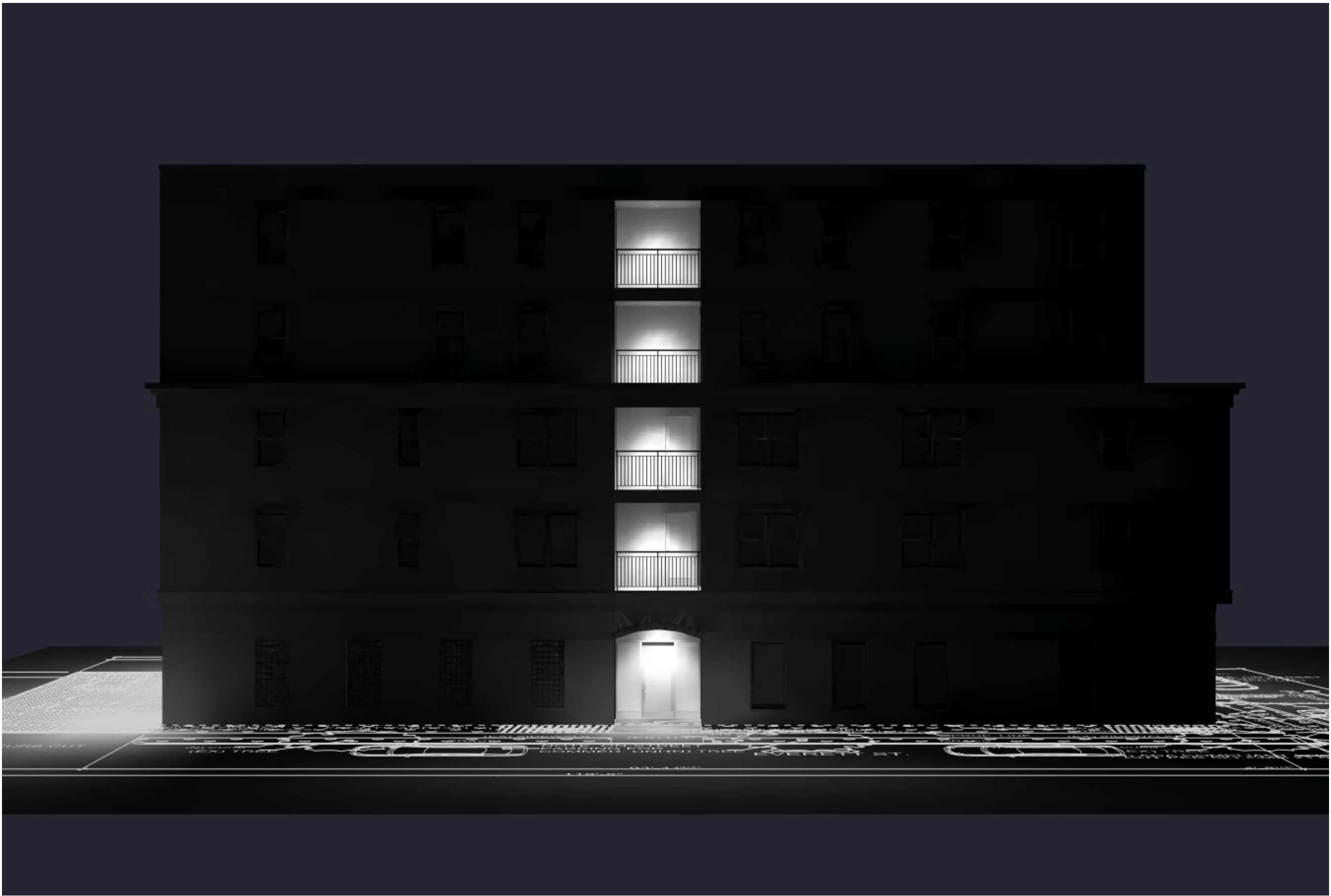


Typical Balconies
Scale: 1 inch= 4 Ft.



Spill Light
Scale: 1 inch= 8 Ft.

RENDER VIEWS:



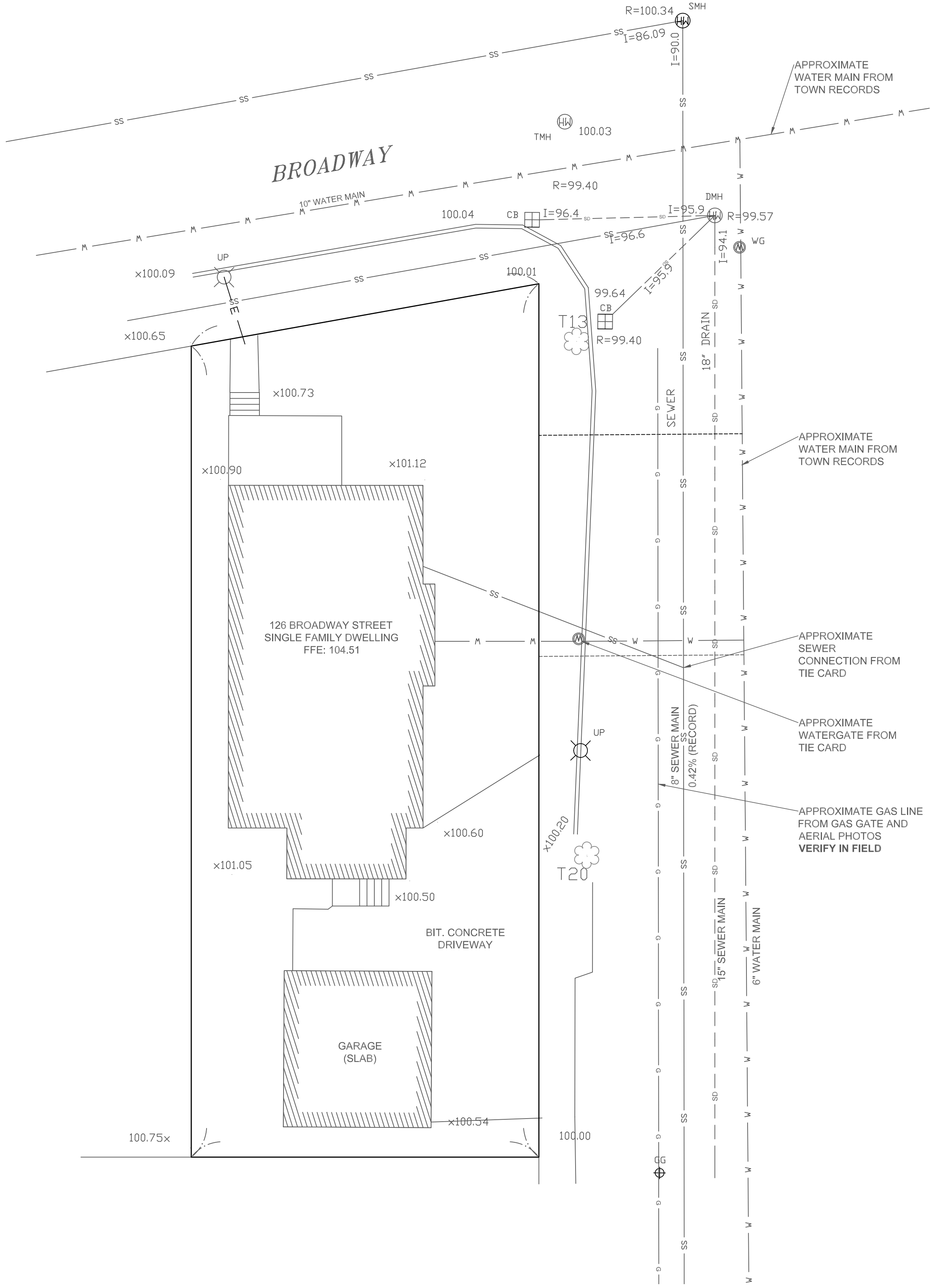
- GENERAL NOTES**
1. NO WORK SHALL COMMENCE UNTIL PERMITS ARE OBTAINED FROM THE LOCAL MUNICIPALITY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
 3. COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
 4. PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
 5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SOME UTILITIES MAY NOT BE SHOWN.
 6. IF SUBSURFACE CONDITIONS OR ELEVATION TO GROUNDWATER APPEAR TO BE DIFFERENT THAN WHAT IS DEPICTED ON THIS PLAN, THE ENGINEER OF RECORD MUST BE CONTACTED IMMEDIATELY.
 7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
 8. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
 9. THE CONTRACTOR IS RESPONSIBLE TO INSTALL UTILITIES ACCORDINGLY WITH THE LOCAL MUNICIPALITY STANDARDS AND TO REQUEST AND SCHEDULE INSPECTIONS.
 10. PROPOSED AND EXISTING UTILITY ELEVATIONS MUST BE CONFIRMED PRIOR TO INSTALLATION AND BACKFILLING AND APPROVED BY THE ENGINEER OF RECORD.
 11. AS OF JANUARY 1, 2019, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 52A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
 12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS REGARDING INSTALLATION, SHIPPING, AND HANDLING.
 13. ALL FILL AND CRUSHED STONE MUST BE CLEAN AND FREE OF DEBRIS, ORGANIC MATERIALS AND RECYCLED MATERIALS.
 14. ALL WORK MUST BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND BY LAWS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENGINEERING DEPARTMENT.

- BASE PLAN NOTES:**
1. THIS PLAN IS NOT REPRESENTATIVE OF A PROPERTY LINE SURVEY.
 2. THE EXISTING CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "EXISTING CONDITIONS PLAN #126 BROADWAY".
 3. THE PROPOSED CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "PROPOSED PLOT PLAN #126 BROADWAY".
 4. INFORMATION REGARDING THE STRUCTURE REFERENCES AN ARCHITECTURAL PLAN SET PREPARED BY TIM JOHNSON ARCHITECT, LLC, DATED 04/23/25, TITLED "PROPOSED 5 STORY, MIXED-USED BUILDING".
 5. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE PLAN DETAILED IN NOTE #2 AND EXISTING RECORDS FORWARDED BY THE CITY OF ARLINGTON ENGINEERING DEPT.
 6. TEST PITS WERE PERFORMED BY CHONGRIS ENGINEERING IN JUNE 2025.
 7. THE DATUM SHOWN HEREON REFERENCES THE DATUM IN THE PLAN REFERENCED IN NOTE 3.

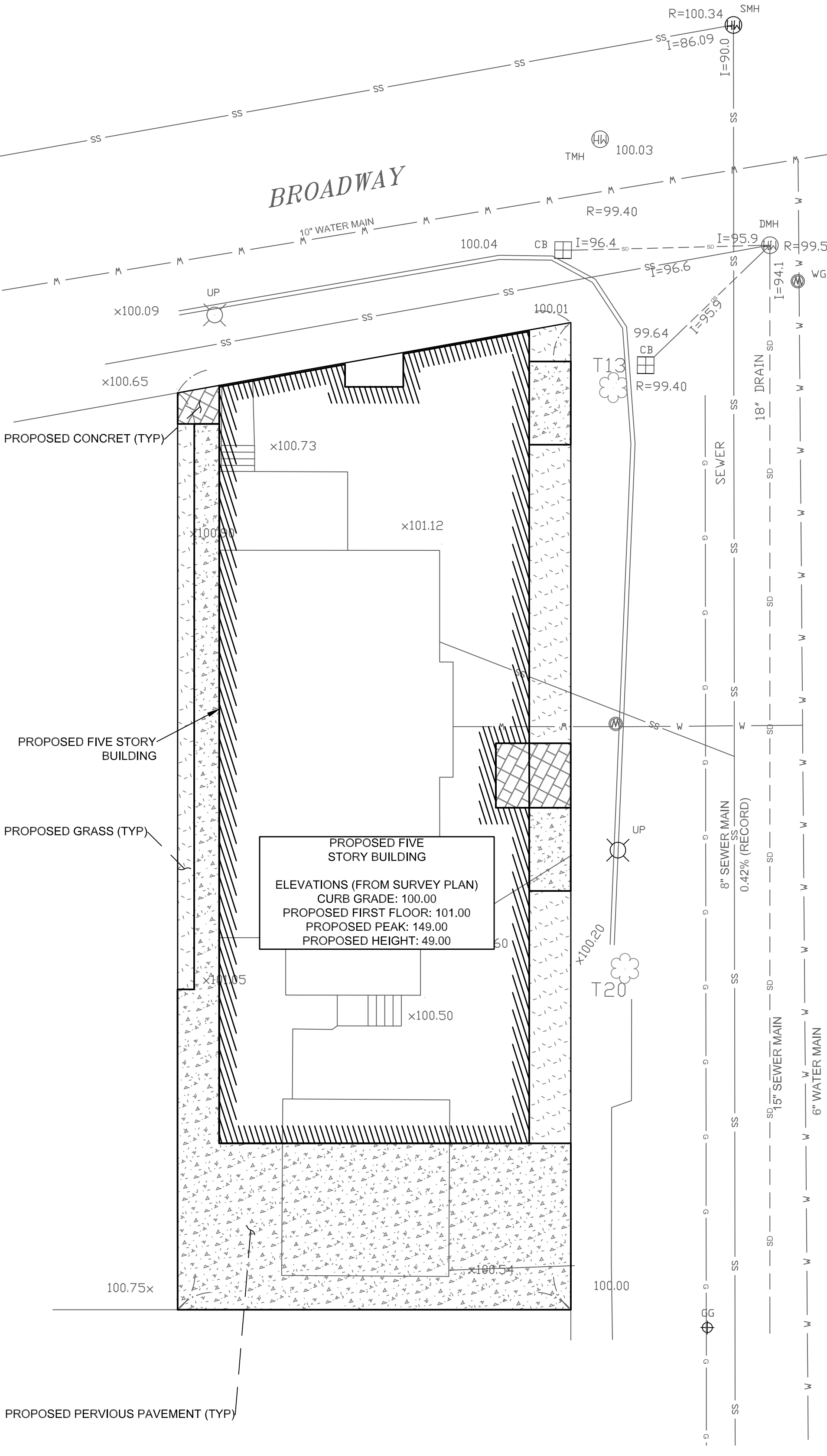
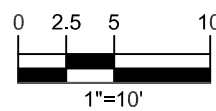
SOIL EVALUATION:					
TP-1 (101.004)	FILL		0-36"	NO REDOX	
	Ab	S.L.	10YR3/3	36-69"	NO SEEPAGE
	Bw	L.S.	10YR4/4	69-105"	NO STANDING
	C	SAND	2.5Y5/4	105-120"	ESHOW: 91.00'
	Cr			120"	
TP-2 (101.004)	FILL		0-36"	NO REDOX	
	Ab	S.L.	10YR3/3	36-72"	NO SEEPAGE
	Bw	L.S.	10YR4/4	72-90"	NO STANDING
	C	SAND	2.5Y5/4	90-120"	ESHOW: 91.00'
	Cr			120"	

TEST DATE: 06/18/2025
EVALUATOR: ISRAEL BERL

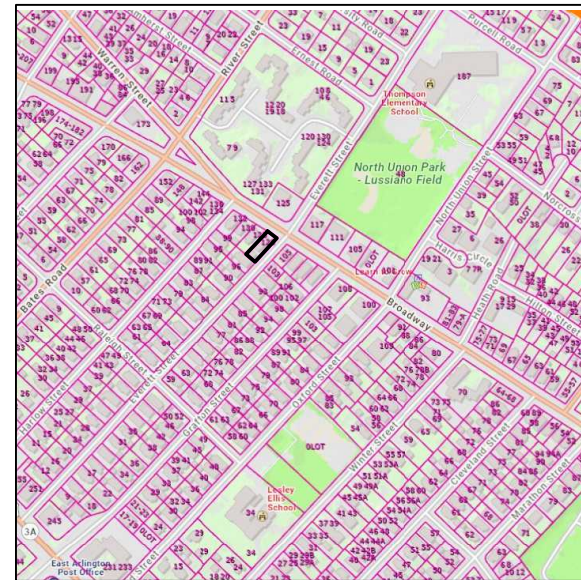
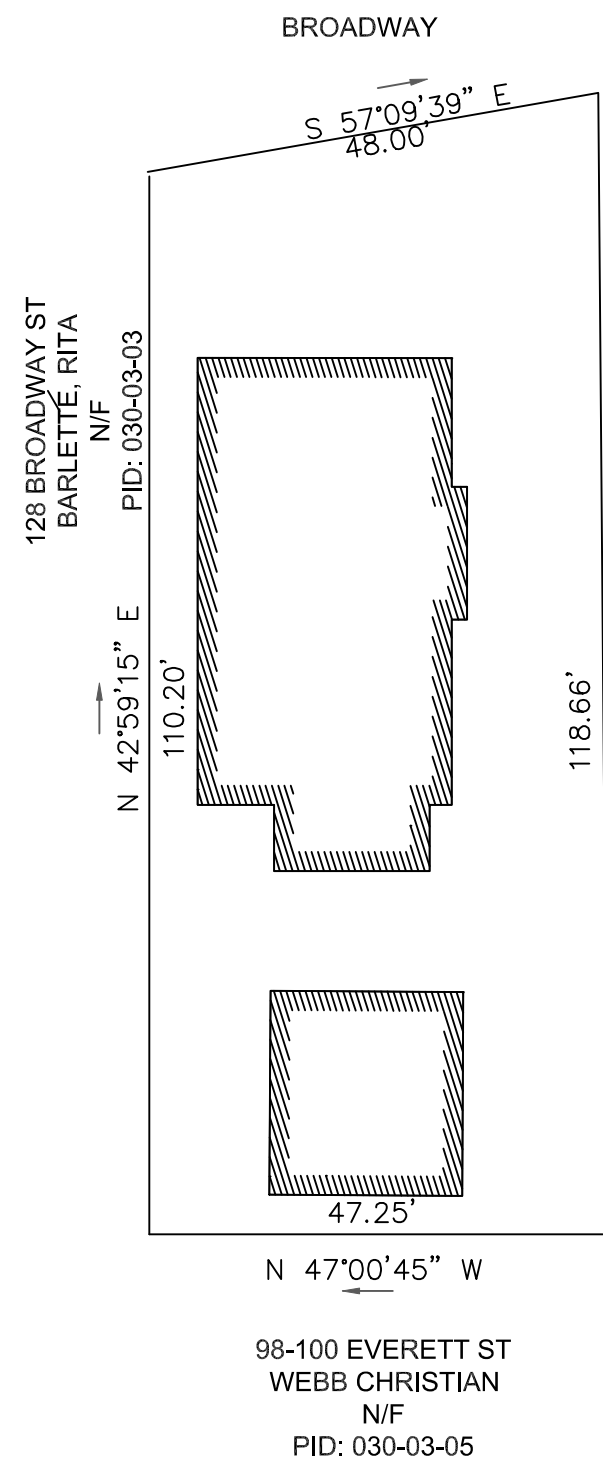
AREA TYPE SUMMARY TABLE		
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
HOUSE	1,367	3,500
GARAGE	427	-
PORCH	146	-
WALKWAY	71	493
DRIVEWAY	867	948
GRASS	2,529	476
TOTAL IMPERVIOUS	2,878	4931
INCREASE IN IMPERVIOUS	-	2053
TOTAL AREA	5,407	5,407
NOTES:		
*WOODED AREA COMBINED WITH LAWN AREA FOR SIMPLICITY. LAWN CN > WOODS CN (CONSERVATIVE)		



EXISTING CONDITIONS PLAN
1" = 10'



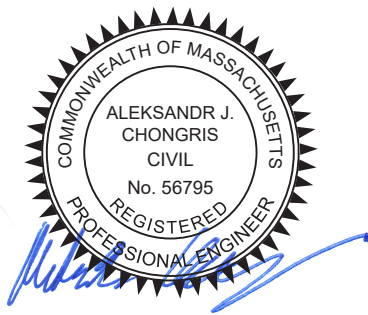
PROPOSED CONDITIONS PLAN
1" = 10'



Prepared By:

CHONGRIS ENGINEERING

256 Beacon Street
Andover, MA 01810
chongrisengineering.com
alek@chongrisengineering.com
978-655-0885



FOR PLANNING BOARD
APPROVAL ONLY

THESE PLANS MAY NOT
BE USED FOR
CONSTRUCTION

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

1	11/06/25	REVISED BLD & STORMWATER
Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

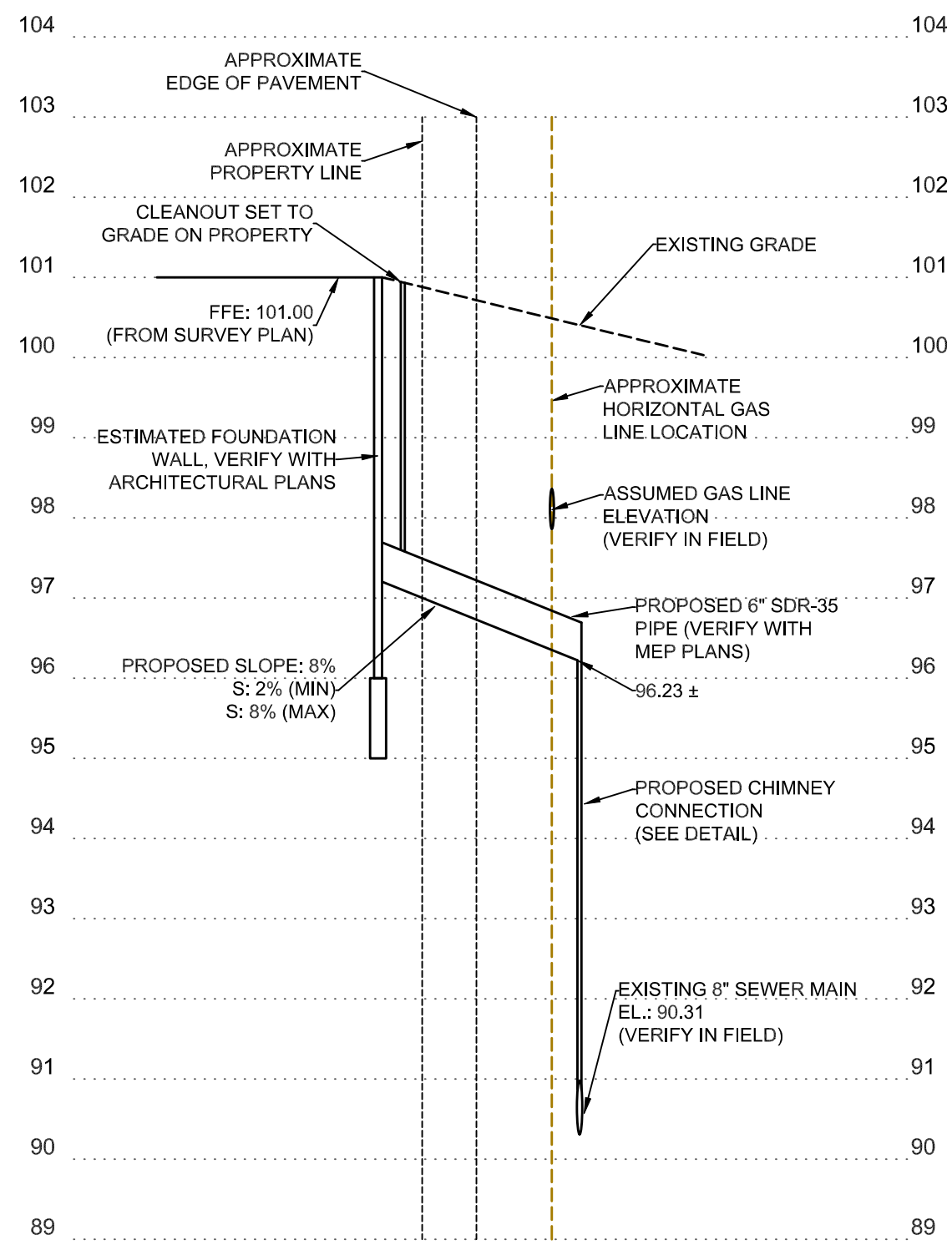
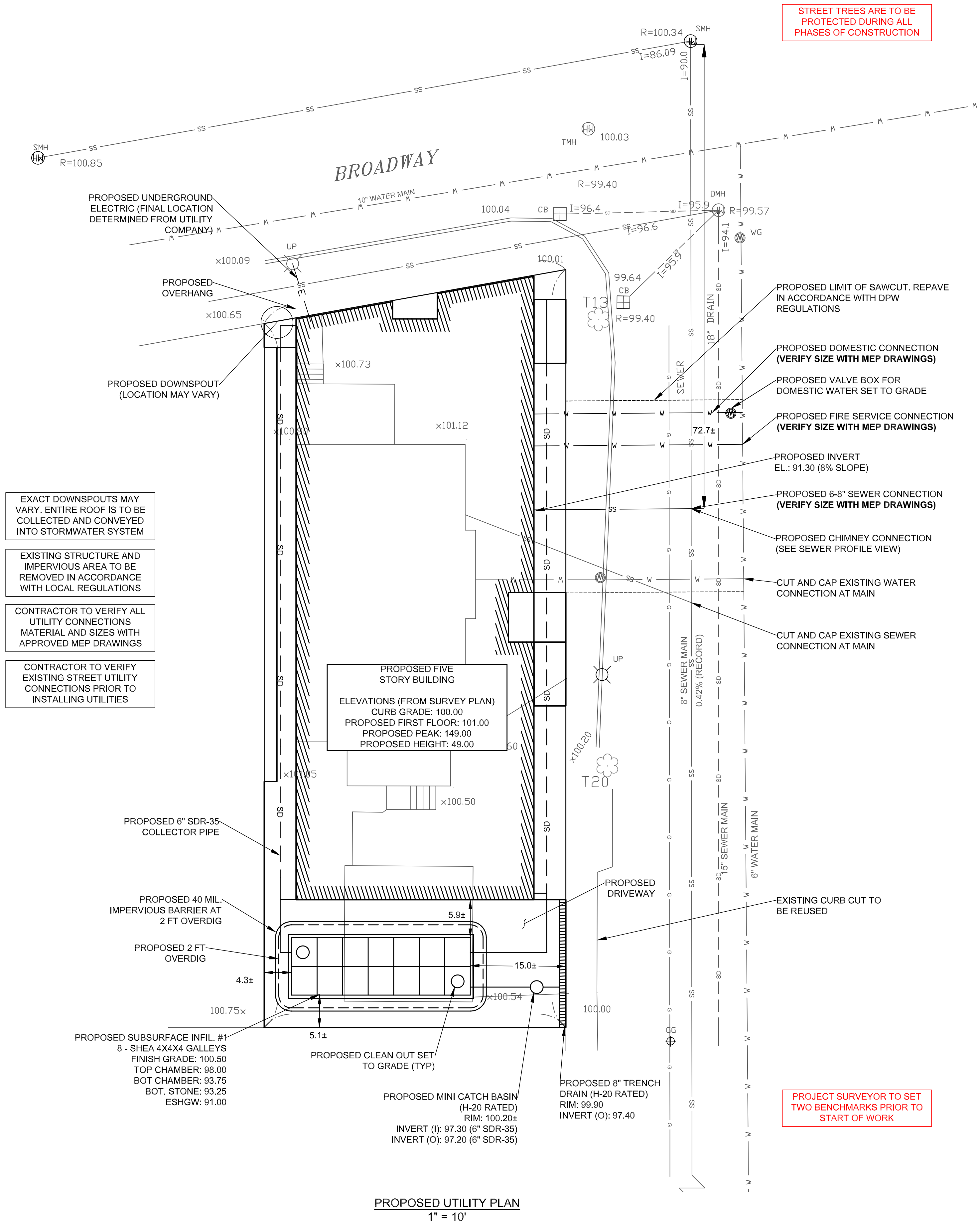
Approved by:

Job Number: 25.166

EXISTING AND PROPOSED
CONDITIONS
AND NOTES

SCALE: AS NOTED

SHEET 1 OF 5



Prepared By:

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978-655-0885



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Date: 07/09/2025

Drawn by:

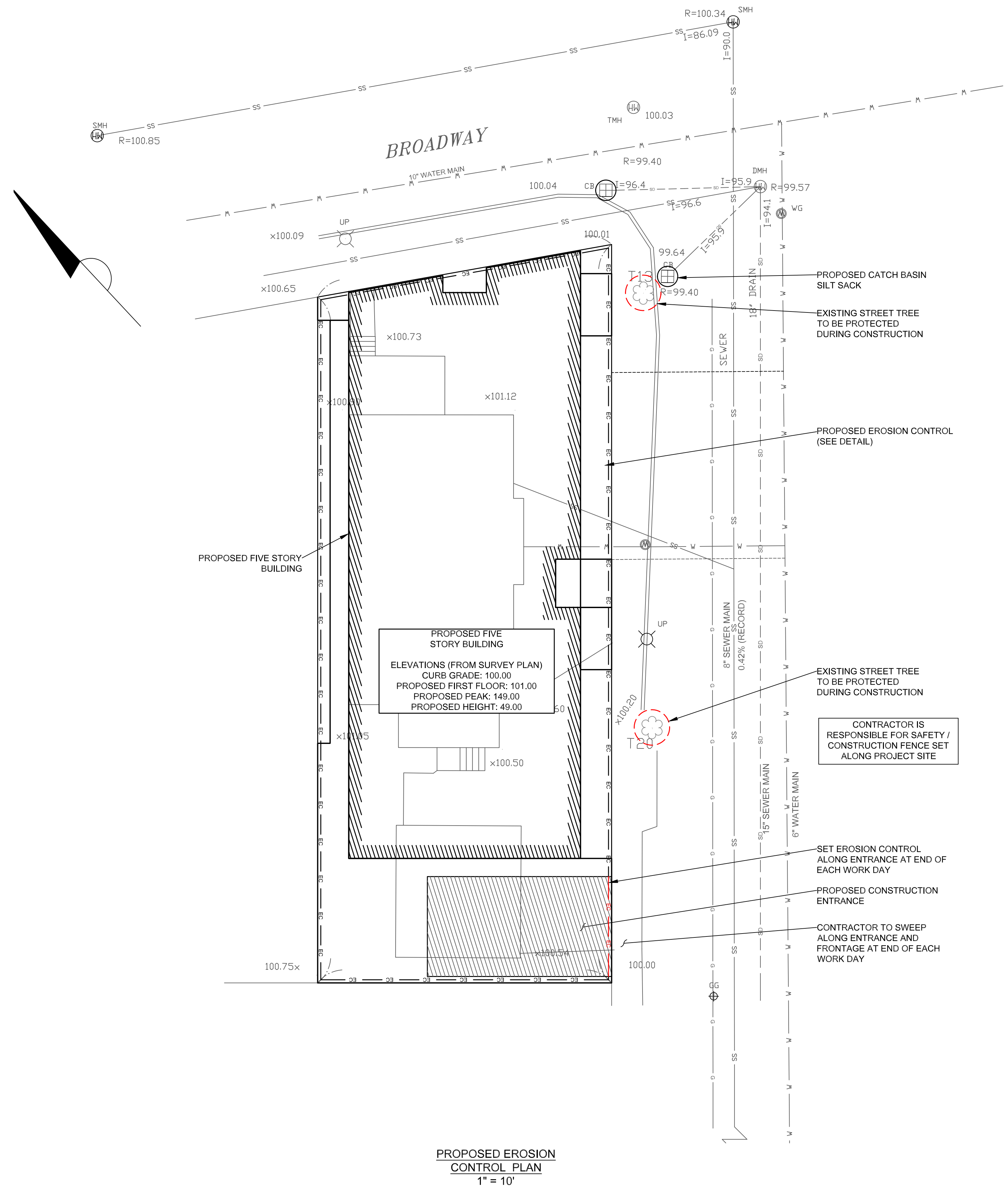
Approved by:

Job Number: 25.166

PROPOSED UTILITY PLAN

SCALE: AS NOTED

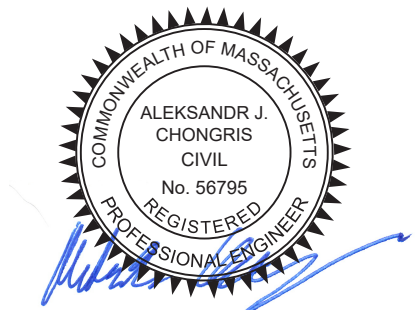
SHEET 2 OF 5



Prepared By:

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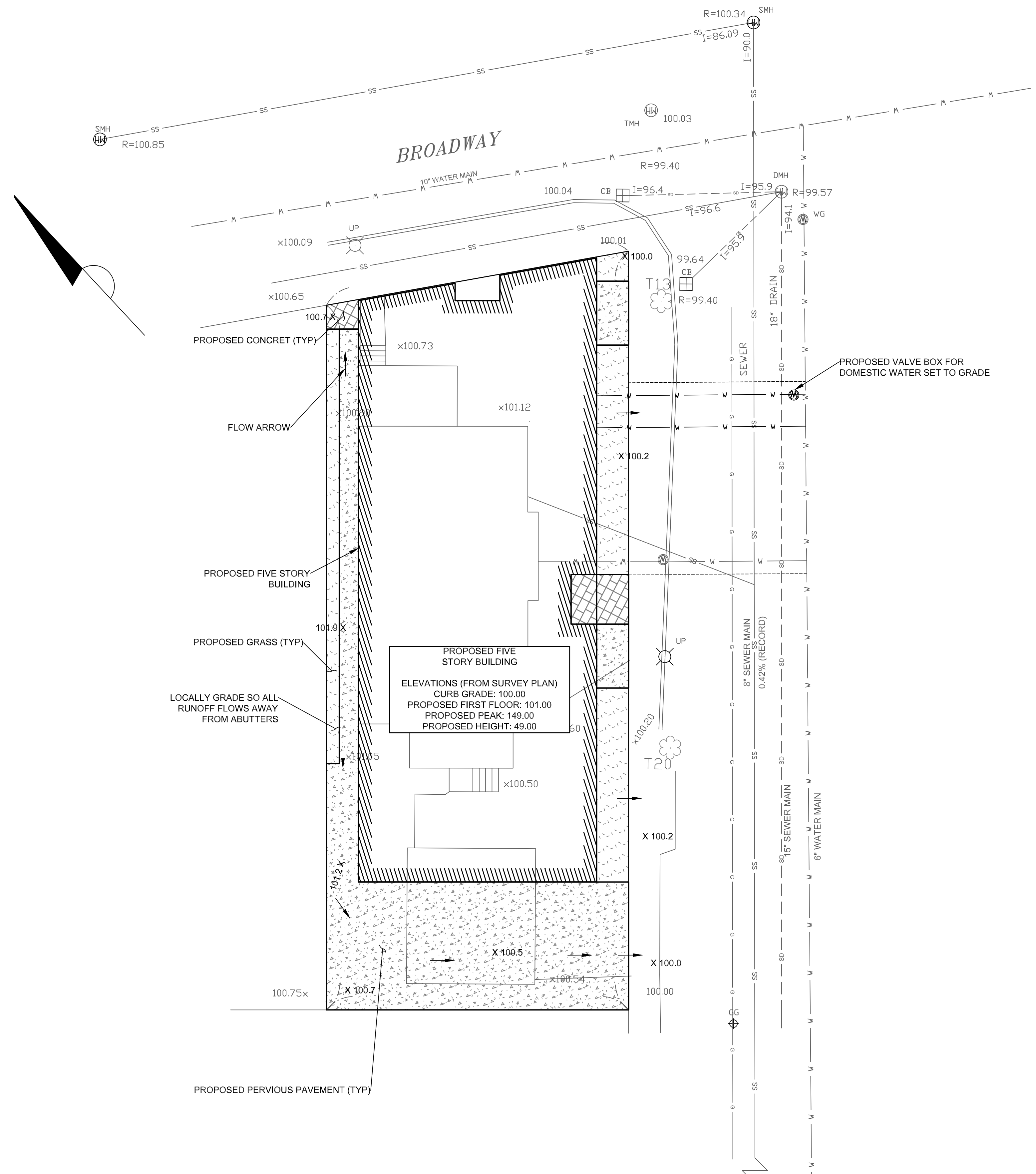
Plan Title:
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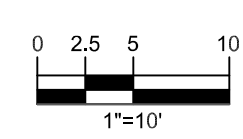
1	11/06/25	REVISED BLD & STORMWATER
Rev. No.	Rev. Date	Description

Date: 07/09/2025
Drawn by:
Approved by:
Job Number: 25.166

PROPOSED EROSION
CONTROL PLAN
SCALE: AS NOTED
SHEET 3 OF 5



PROPOSED GRADING PLAN
1" = 10'



Prepared By:
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978-655-0885

FOR PLANNING BOARD APPROVAL ONLY

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Plan Title:
126 BROADWAY STREET
ARLINGTON, MA
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Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

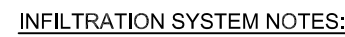
Approved by:

Job Number: 25.166

PROPOSED GRADING PLAN

SCALE: AS NOTED

SHEET 4 OF 5

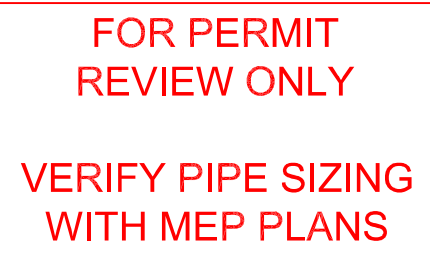


1. THE BOTTOM OF THE SYSTEM IS TO BE AT LEAST 2 FT ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER AND LEDGE.
2. THE EDGE OF SYSTEM STONE IS TO BE AT LEAST 4 FT (HORIZONTAL) FROM ANY LEDGE.
3. THE STONE IS TO BE DOUBLE WASHED.
4. FILTER FABRIC IS NOT TO BE PLACED ON BOTTOM OF SYSTEM.
5. A 2 FT OVERLAP OF REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL MEASURED FROM THE EDGE OF THE SYSTEM STONE IN ALL DIRECTIONS IS REQUIRED AND A MINIMUM OF 6" INTO THE C-LAYER.
6. INSPECTION PORTS SHALL BE BROUGHT TO GRADE.

Diagram illustrating the connection of a stormwater collection system to a building wall. The system includes a 6" collector pipe to the storm drain collection system, which connects to a 6" wye. The wye is capped for cleanout and is installed at finished grade. A splash block is placed over the overflow of the downspout. The downspout is connected to the building wall using an increaser fitting as needed to connect to a 6" stormwater pipe. The foundation is shown below the ground level.



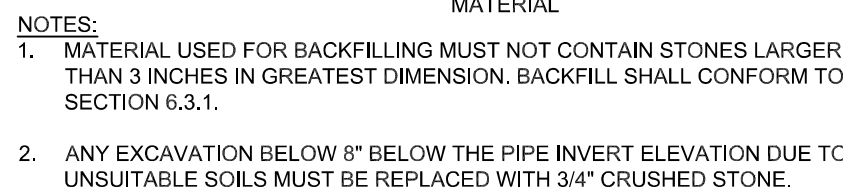
DOWNSPOUT DETAIL
NOT TO SCALE



FOR PERMIT
REVIEW ONLY

VERIFY PIPE SIZING
WITH MEP PLANS

CHIMNEY CONNECTION
NOT TO SCALE

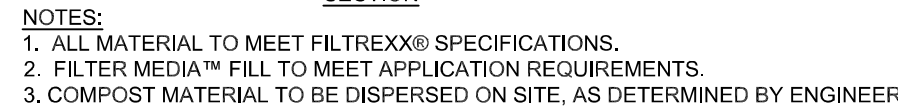


SEWER GRAVITY TRENCH DETAIL
NTS



EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
3. ALL DISTURBANCES TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT AND IMMEDIATE REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (STRAW BALES, WATTLES, FILTER BERM, SILT FENCE, STAKES, CRUSHED STONE).
6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER, LANDSCAPING, OTHER VEGETATION, OR OTHER STABILIZATION METHODS AT THE COMPLETION OF CONSTRUCTION.
7. THE STREET WILL BE KEPT CLEAN OF ANY DIRT AND SEDIMENT THAT IS WASHED INTO THE STREET OR TRACKED FROM CONSTRUCTION VEHICLES, AND THE STREET WILL BE SWEEP AS NEEDED AT THE END OF EACH DAY OF CONSTRUCTION.
8. ANY DISTURBED AREAS THAT ARE BARE OR DISTURBED FOR 30-DAYS OR LONGER ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED WITH ADEQUATE COVER.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER

FILTREXX® SEDIMENT CONTROL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NTS



1. HIGH FLOW SILT SHACK SHALL BE A FERGUSON ACF HIGH FLOW SILT SACK OR EQAUL.
2. CLEAN AND INSPECT SILT SACK REGULARLY AND AFTER EVERY MAJOR WEATHER EVENT.
3. SILT SACK SHALL BE SECURED AS DIRECTED BY THE MANUFACTURER TO PREVENT UNIT FROM FALLING INTO CATCH BASIN WHEN GRATE IS REMOVED.
4. INSTALL ALL CATCH BASIN PROTECTION WITH PROJECT LIMITS PRIOR TO COMMENCEMENT OF WORK.

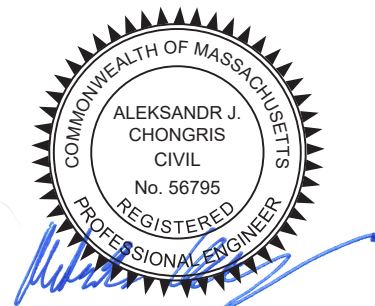
HIGH FLOW SILT SACK DETAIL

Prepared By:



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FOR PLANNING BOARD
APPROVAL ONLY

THESE PLANS MAY NOT
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Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

1	11/06/25	REVISED BLD & STORMWATER
Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

Approved by:

Job Number: 25.166

DETAILS

SCALE: AS NOTED

SHEET 5 OF 5



Chongris Engineering LLC
256 Beacon Street, Andover, MA 01810
AleK@ChongrisEngineering.com
978-655-0885

November 6, 2025

Project 25.166

Town of Arlington
Engineering Department
51 Grove Street
Arlington, MA 02476
781-316-3320

Re: **Stormwater Narrative – Rev 1**
126 Broadway Street
Arlington, MA

Project Description:

The proposed development includes the removal of the existing dwelling and the construction of a multi-unit dwelling. The project site will have a small driveway with some outdoor parking. Refer to Appendix A for the MA Stormwater Checklist.

Existing Conditions:

Infrastructure: The project has a single-family home with a large single curb cut driveway. The property also has a detached garage. The property has a large bit. Concrete driveway and a small porch and walkway that heads towards Broadway. The project does not have any known on-site drainage systems. Refer to Appendix B for a orthophotograph plan, priority resource plan and site location plan provided from MassMapper.

Topography: The property is generally flat with the existing ground elevation ranging from 100 – 101 ft. Most of the runoff flows towards Broadway and Everett Street, which eventually makes it into the Towns MS4 system.

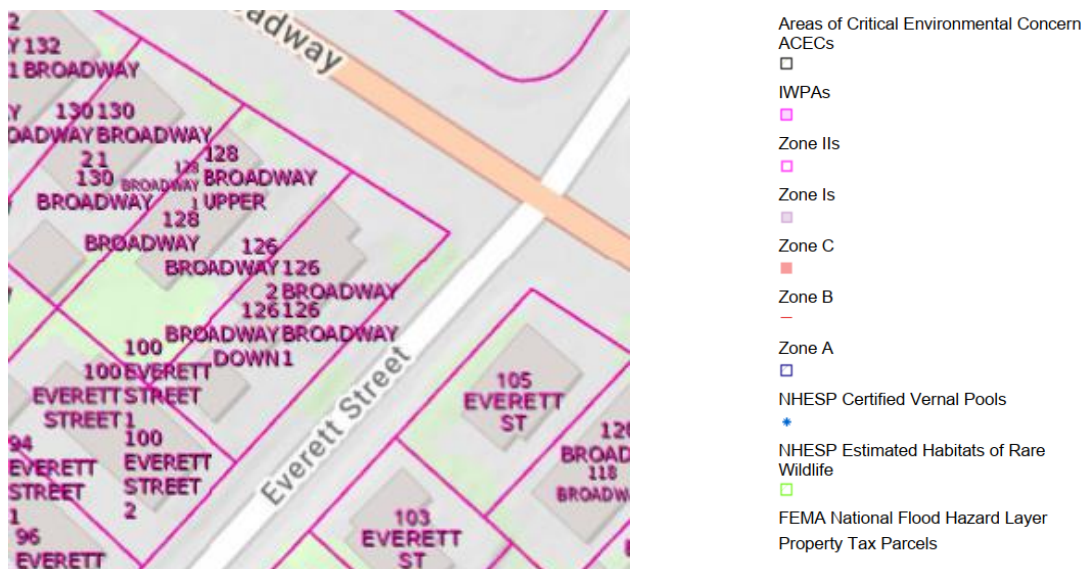
Ground cover: The existing vegetation is grass lawn in fair/good condition. The site currently has two City trees located on the frontage along Everett Street.

Soils: The likely soil types for the property reference from the Natural Resource Conservation Services (NRCS) soil mapping database can be seen in the table below. For additional NRCS soils data, refer to Appendix C.

Map Unit Symbol	Map Unit Name	Rating
626B	Merrimac-Urban Land Complex (0-8%)	HSG A

Soil testing was performed by Chongris Engineering to determine groundwater and soil texture. No redox features, seepage or standing water was observed during testing. The ESHGW is assumed to be 120” below ground surface (bottom of excavation). Refer to the Site Plan for more information regarding the field test pits.

Resource Areas: Based on MassMapper from 07/11/2025, there are no on-site resource areas on the property within the limit of work that require additional permitting.



Hydrology: The hydrological analysis for estimating stormwater runoff for the existing conditions of the property was performed using HydroCAD which employs Technical Release 20 (TR-20) for computations and the Natural Resource Conservation Service (NRCS) guidelines for analytical procedures. All the measured and calculated input values to compute runoff rates and volumes, such as impervious area, time of concentration, weighted curve numbers are provided herein.

Rainfall depths used in the analysis were obtained from NOAA Atlas 14, vol. 10, ver 3 for the project locus. Refer to Appendix D for more information regarding NOAA rainfall depths.

Table 1 – Design Rainfall Depths

Storm Frequency	Rainfall Depth (inches)
2 - yr	3.28
10 - yr	5.17
25 - yr	6.35
100 - yr	8.17

Proposed Conditions:

Infrastructure: The existing dwelling is proposed to be removed. The new structure is much larger and will take up most of the lot. The proposed structure will be a five-story mixed-use building. The property will have commercial units on the first floor. The remaining floors will be residential. The first floor will also have a open parking garage. A small driveway and parking is also proposed. The remaining area that is not building or driveway is to be grass and/or plantings. The proposed structure will be serviced by City sewer and water. The property will be serviced by an underground electric service.

Topography: Minimum adjustments to the on-site topography will be performed to accommodate development. The finish grade will mimic the existing grade, with any runoff not collected in the infiltration system flowing towards Broadway and Everett street, eventually making it into the towns MS4 system.

Ground cover: There will be modifications to existing ground cover to accommodate the proposed structure. All areas of the property that are not building and/or driveway will either be grass or planting beds.

Soils: Any fill brought onto the site for the proposed project shall be clean and well draining.

Prior to any stormwater installation, the design engineer shall inspect and document the soil conditions at all location where infiltration structures are to be considered.

Resource Areas: No development is proposed within a wetland resource or protectable wetland area.

Hydrology: The design points for the hydrological analysis was placed in a manner to analysis runoff entering the surround properties. The proposed conditions hydrological analysis was performed using Hydrocad which utilizes NRCS guidelines for analytical processes and technical resale 20 (TR-20) for calculations. Refer to Appendix E for the existing and proposed Drainage Maps. Refer to Appendix F and G for the existing and proposed Hydrocad Outputs, respectively.

Stormwater Tables

Table 1 – Peak Rates of Runoff

<u>Design Point</u>	<u>Condition</u>	<u>2 – Year (cfs)</u>	<u>10 – Year (cfs)</u>	<u>25 – Year (cfs)</u>	<u>100 – Year (cfs)</u>
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.02	0.05	0.07	0.47

Table 2 – Peak Runoff Volume

<u>Desing Point</u>	<u>Condition</u>	<u>2 – Year (cf)</u>	<u>10 – Year (cf)</u>	<u>25 – Year (cf)</u>	<u>100 – Year (cf)</u>
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	66	166	262	738

Table 3 - Infiltration System #1 Summary Table (rates)

<u>Flow (cfs)</u>	<u>2 – Year (cfs)</u>	<u>10 – Year (cfs)</u>	<u>25 – Year (cfs)</u>	<u>100 – Year (cfs)</u>
In	0.30	0.49	0.61	0.79
Out (1) (exfiltration)	0.05	0.05	0.05	0.05
Out (2) (culvert)	0.00	0.00	0.04	0.41

Table 5 – Exfiltration Rates & Groundwater for Infil. Sys #1

Structure	Bottom Area (sf)	Permeability of Soil		Exfiltration Rate (cfs)	System Bottom El.	Ground Water El.
		(In/hr)	Ft/sec			
Infil. Sys. #1	252.00	8.27	0.00019	0.05	93.50	91.00

COMPLIANCE WITH STORMWATER MANAGEMENT STANDARDS

The following are the ten (10) MassDEP Stormwater Standards followed by a brief description of how each standard is satisfied under the stormwater management system proposed for this project.

Standard 1: *No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

There is no new untreated stormwater discharges proposed with the completion of the project. There are no new stormwater conveyances that discharge directly to wetlands or waters of the commonwealth.

Standard 2: Peak Rate Attenuations – Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04

Under proposed conditions, peak rate of runoff is managed by the proposed infiltration systems. The remaining runoff will continue to flow off site.

A chart summarizing the peak discharge rates for 2-, 10-, 25-, 50- and 100-year storm events is shown below.

Table 1 – Peak Rates of Runoff

Design Point	Condition	2 – Year (cfs)	10 – Year (cfs)	25 – Year (cfs)	100 – Year (cfs)
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.02	0.05	0.07	0.47

The above table indicates that the existing peak discharge rates do not exceed the proposed peak discharge rates for the 2 and 10 year rain events.

Table 2 – Peak Runoff Volume

Design Point	Condition	2 – Year (cf)	10 – Year (cf)	25 – Year (cf)	100 – Year (cf)
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	66	166	262	738

The above table indicates that the existing peak volumes do not exceed the proposed peak discharge rates for the 2, 10, 25 and 100-year rain events.

Standard 3: Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized...at a minimum, the annual recharge from the post-development site shall approximate the annual recharge from predevelopment conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Massachusetts Stormwater Handbook.

The proposed project will allow stormwater runoff to infiltrate groundwater using subsurface infiltration systems. Please note the Interceptor drain was not considered in this calculation.

Infiltration System #1

Required Recharge Volume (R_v) = (F) * (A_{IMP})

A_{IMP} = Total Impervious Area = 4,931 s.f.

Target Depth Factor for Hydrologic Soil Group A (F) = 0.60-inch

Require Recharge Volume (R_v) = 0.60-inch/12 * 4,931 s.f. = 247 c.f.

Volume Provided: 779 c.f. (from Hydrocad)

Volume Provided = 779 c.f. > 247 c.f.

BMP Drawdown Calculations Infiltration System:

Infil. System #1:

Drawdown Time (D_w) = Volume (c.f.) / [Hydraulic Cond. (ft./hr.) x bottom area (s.f.)]

Bottom Area of BMP = 252.00 s.f.

Total Storage Volume of Reservoir = 247 c.f.

Hydraulic Conductivity = 2.41 in./hr = 0.20 ft./hr. (Rawls rate from T2.3.3 of Stormwater Handbook)

D_w = 779 c.f. / [0.20 ft./hr. x 252 s.f.] = 15 hrs > 72 hrs

Since the drawdown time for the proposed BMP is less than 72 hours, the standard is met for this project.

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 90% of the average postconstruction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, stormwater BMPs sized to capture required water volume, and pretreatment measures. **Local regulations require 60% of the average annual load of Total Phosphorus to be removed.**

TSS REMOVAL:

The proposed conditions provide no new increase in untreated stormwater discharge relative to the existing conditions. The proposed stormwater management systems has been designed to remove a minimum of 90% of the average annual post-construction load of Total Suspended Solids (TSS). This is being done by collecting and storing more than 1-inch rain volume over the impervious area of the site. Details on the treatment trains that have been incorporated into the design are shown below.

Slide deck for Meeting #4 from Mass DEP, titled “Design Standards for Post Construction Stormwater Management” slide #24 states that a 90% removal of TSS can be met with by recharging 1” rain depth of the impervious area of the site.

***Total Impervious Area on Site: 4,931 SF
1” Rain Volume over Total Site: 410 CF***

Treatment Train 1 (Infil System 1): This treatment train consist of a subsurface infiltration systems. No pretreatment is proposed prior to discharge into the system. A portion of the driveway is proposed to be collected and conveyed into a separate stormwater infiltration system. The overall TSS removal for this train is 90%. The MassDEP TSS Removal Spreadsheet is shown below.

Infiltration System #1

Total Area of Impervious Area: 4,931 SF

1” Rain Volume over Impervious Area: 410 CF

Volume Provided from Infil. Sys CF 779 > 362 CF

Total Volume Provided = 410 CF > 779 CF, therefore this standard is met.

See Mass DEP Removal Chart Below.

TSS Removal Chart

Location: **126 Broadway**

BMP ¹	TSS Removal Rate ¹	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
Subsurface Infil. Sys. w/ 1" rain storage vol.	0.90	1.00	0.90	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10

Total TSS Removal = 90%

Project:
 Prepared By: **AJC**
 Date: **11/21/2024**

*Equals remaining load from previous BMP (E) which enters the BMP

Separate Form Needs to be Completed for Each Outlet or BMP Train

Phosphorus Removal:

Appendix F, Attachment 3, Figure 3-11 of the MA MS4 General Permit states that phosphorus removal of 60% is met when a minimum of 1" depth of runoff from impervious area is collected and stored on site for a infiltration rate of 2.41 in/hr.

Infiltration System #1

Total Area of Impervious Area: 4,931 SF

1" Rain Volume over Impervious Area: 410 CF

Volume Provided from Infil. Sys CF 779 > 362 CF

Standard 5: Recharge – Land Uses with higher potential Pollutant Loads (LUHPPLs) – Source control and pollution prevention shall be implemented in accordance with the Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

The proposed project is not considered a LUHPPL. Therefore, compliance with the additional requirements of Standard 5 is not required.

Standard 6: Critical Areas – Stormwater discharges to critical areas require the use of specific source control and pollution prevention measures and specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas.

Standard 6 is not applicable to this project given that stormwater will not be discharge to a critical area.

Standard 7: Redevelopments – A redevelopment project is required to meet Standards 1 – 6 only to the maximum extent practicable. Remaining standards shall be met as well as the project shall improve existing conditions.

This project is considered a New Development and all standards have been met to the maximum extent practicable.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan shall be implemented.

A construction period Stormwater Management and Erosion Control Plan is included in Appendix H of this report. The plan presents the minimum soil erosion and sediment control practices to be used during construction.

A SWPPP is not required for this project.

Standard 9: *A Long-Term Operation and Maintenance Plan shall be implemented.*

A long term pollution prevention plan and Operation and maintenance Plan are included in Appendix I.

Standard 10: *Prohibition of Illicit Discharges – Illicit discharges to the stormwater management system are prohibited.*

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

PROPOSED EROSION CONTROLS

Erosion control measures listed below will be utilized to help reduce any impacts to the surrounding areas during construction.

- 12" Filtrex Soxx
- Construction Entrance

CONCLUSION

Chongris Engineering believes that the proposed project has been designed in accordance with Local Regulations. Chongris Engineering respectfully requests a approval from the Planning Board granting permission for the work described above and shown on the submitted plan.

We look forward to working with you on this project. If you have any questions regarding this proposal, do not hesitate to contact us.

Sincerely,

Chongris Engineering LLC



Aleksandr Chongris, P.E.

INDEX:

- 1. APPENDIX A – STORMWATER CHECKLIST**
- 2. APPENDIX B – FIGURES**
- 3. APPENDIX C – NRCS SOILS**
- 4. APPENDIX D – RAINFALL DATA**
- 5. APPENDIX E – DRAINAGE MAPS**
- 6. APPENDIX F – PRE-DEVELOPMENT STORMWATER CALCS**
- 7. APPENDIX G – POST-DEVELOPMENT STORMWATER CALCS**
- 8. APPENDIX H – CONSTRUCTION PERIOD POLLUTION PREVENTION**
- 9. APPENDIX I – O&M AND LONG-TERM POLLUTION PREVENTION**

INDEX:

- 1. APPENDIX A – STORMWATER CHECKLIST**
- 2. APPENDIX B – FIGURES**
- 3. APPENDIX C – NRCS SOILS**
- 4. APPENDIX D – RAINFALL DATA**
- 5. APPENDIX E – DRAINAGE MAPS**
- 6. APPENDIX F – PRE-DEVELOPMENT STORMWATER CALCS**
- 7. APPENDIX G – POST-DEVELOPMENT STORMWATER CALCS**
- 8. APPENDIX H – CONSTRUCTION PERIOD POLLUTION PREVENTION**
- 9. APPENDIX I – O&M AND LONG-TERM POLLUTION PREVENTION**

APPENDIX A



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☐ Redevelopment
- ☒ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
(high density residential building)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof LID were considered but due to site constraints subsurface infiltration system are proposed.
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm. The overall volume for the 100 year storm is less than existing conditions.

Standard 3: Recharge

- ☒ Soil Analysis provided. (field soil testing performed in june 2025)
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided. (ESHGW separation is greater than or equal to 4 ft)
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or (> 1 provided)
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

Not
needed

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.

Not discharging to critical areas.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☐ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Treated as
new development

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☒ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

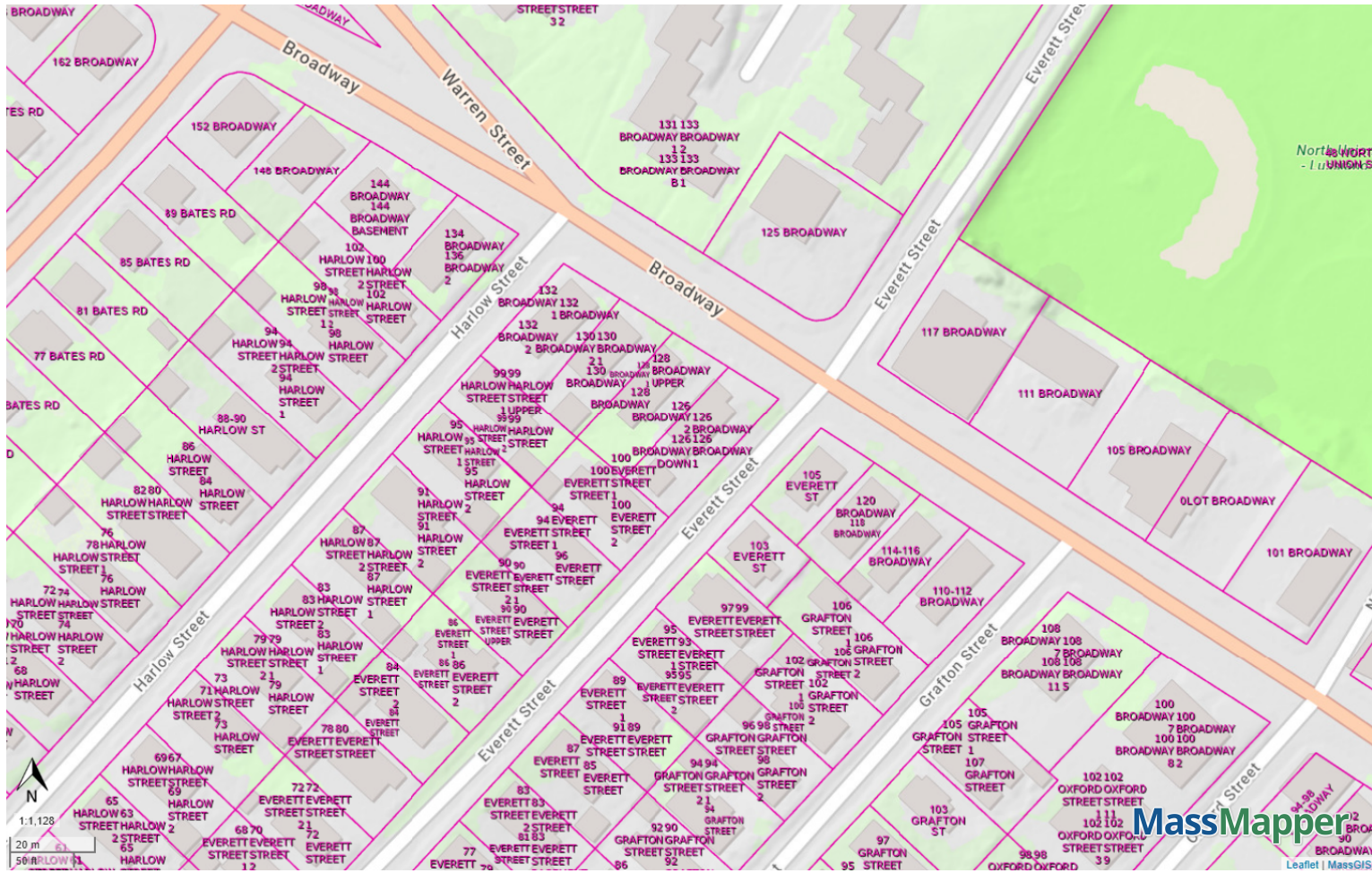
Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

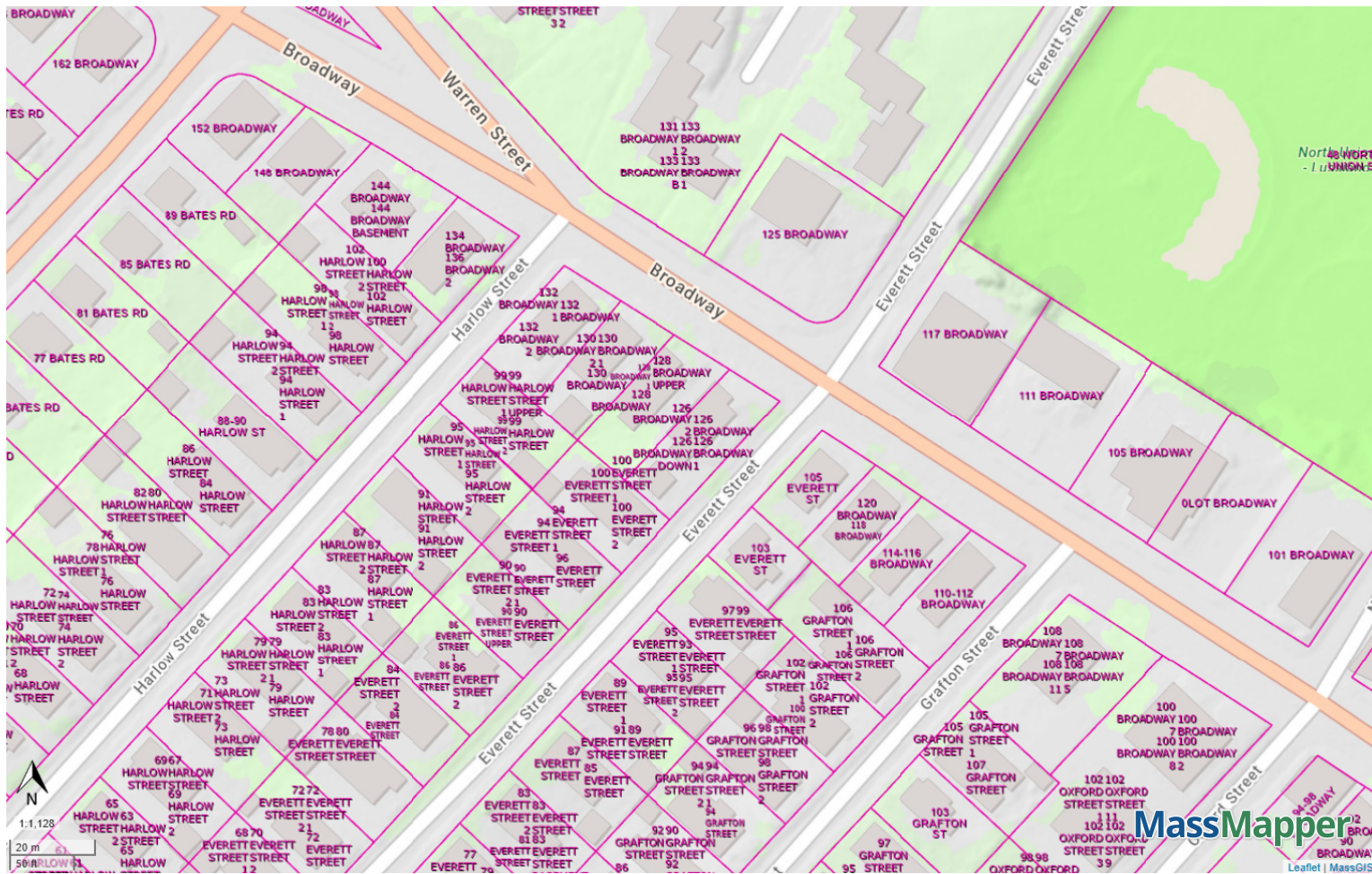
Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

APPENDIX B



Property Tax Parcels



Areas of Critical Environmental Concern
ACECs

IWPAs

Zone IIs

Zone Is

Zone C

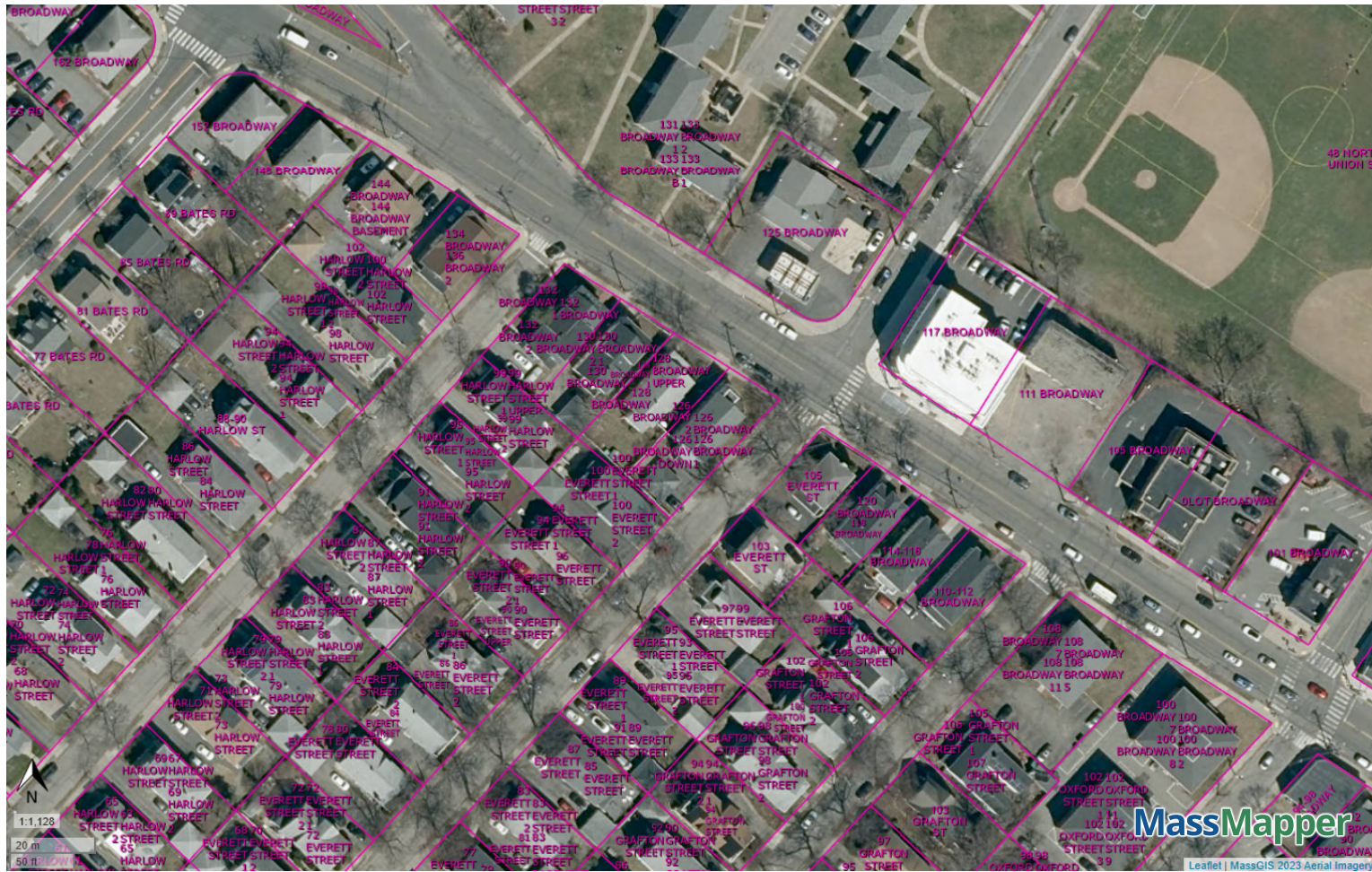
Zone B

Zone A

NHESP Certified Vernal Pools

NHESP Estimated Habitats of Rare
Wildlife

FEMA National Flood Hazard Layer
Property Tax Parcels



Property Tax Parcels

APPENDIX C



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Middlesex County, Massachusetts



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....	2
How Soil Surveys Are Made.....	5
Soil Information for All Uses.....	8
Soil Properties and Qualities.....	8
Soil Qualities and Features.....	8
Hydrologic Soil Group.....	8

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

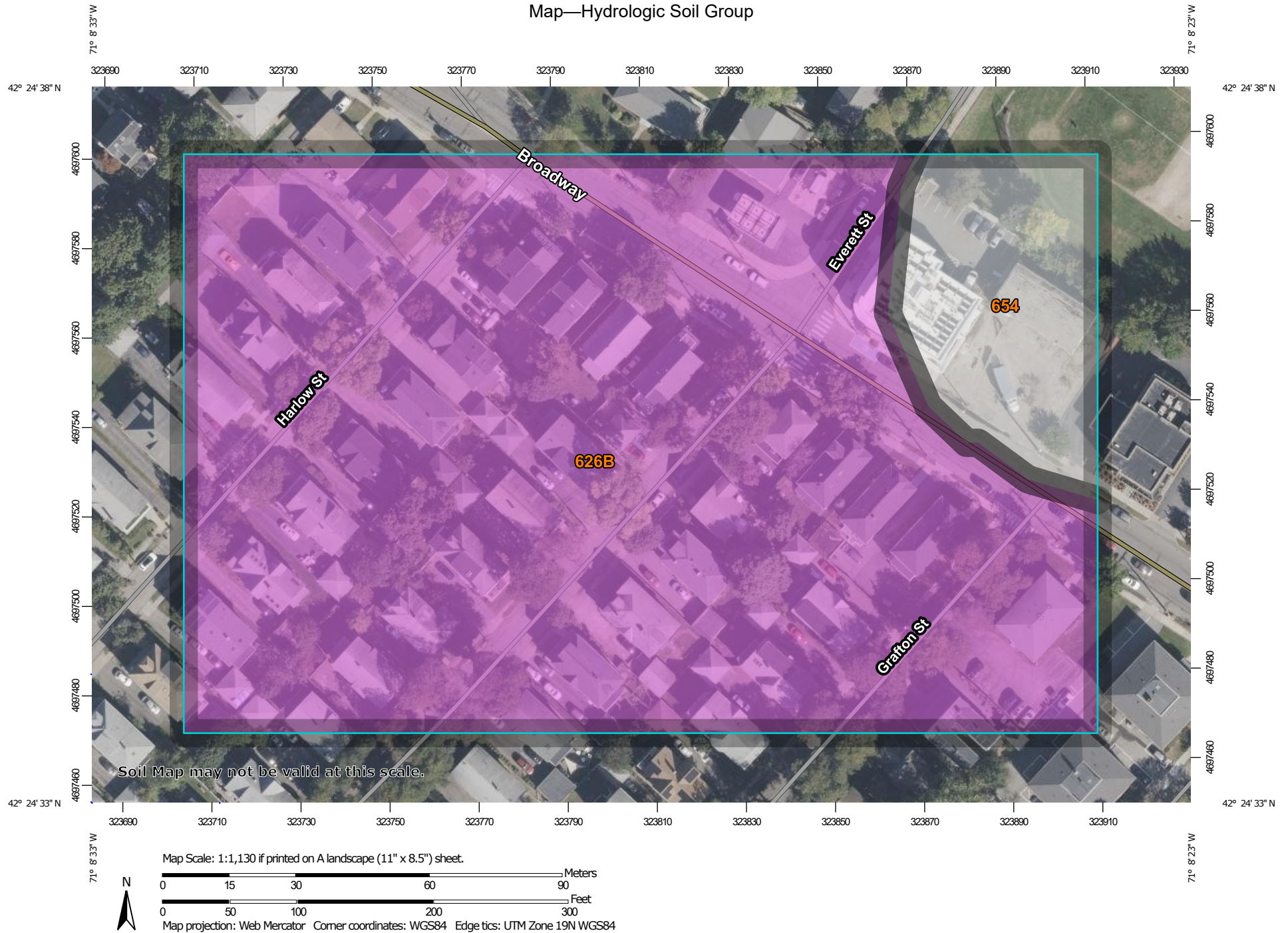
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	5.9	88.8%
654	Udorthents, loamy		0.7	11.2%
Totals for Area of Interest			6.6	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX D



NOAA Atlas 14, Volume 10, Version 3
Location name: Arlington, Massachusetts, USA*
Latitude: 42.4102°, Longitude: -71.1412°
Elevation: 31 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.304 (0.237-0.384)	0.372 (0.290-0.471)	0.484 (0.376-0.615)	0.576 (0.444-0.737)	0.704 (0.528-0.951)	0.799 (0.587-1.11)	0.901 (0.646-1.31)	1.02 (0.688-1.51)	1.21 (0.781-1.85)	1.36 (0.861-2.13)
10-min	0.430 (0.335-0.544)	0.527 (0.411-0.668)	0.686 (0.532-0.873)	0.817 (0.631-1.05)	0.998 (0.748-1.35)	1.13 (0.833-1.57)	1.28 (0.915-1.85)	1.45 (0.975-2.14)	1.71 (1.11-2.62)	1.93 (1.22-3.02)
15-min	0.506 (0.395-0.640)	0.620 (0.483-0.786)	0.806 (0.626-1.03)	0.961 (0.742-1.23)	1.17 (0.880-1.59)	1.33 (0.980-1.85)	1.50 (1.08-2.18)	1.70 (1.15-2.51)	2.01 (1.30-3.08)	2.27 (1.44-3.55)
30-min	0.693 (0.540-0.877)	0.850 (0.662-1.08)	1.11 (0.859-1.41)	1.32 (1.02-1.69)	1.62 (1.21-2.18)	1.83 (1.35-2.54)	2.07 (1.49-3.01)	2.35 (1.58-3.47)	2.79 (1.80-4.27)	3.16 (2.00-4.95)
60-min	0.879 (0.686-1.11)	1.08 (0.842-1.37)	1.41 (1.09-1.79)	1.68 (1.30-2.15)	2.06 (1.54-2.78)	2.33 (1.72-3.24)	2.64 (1.90-3.83)	3.00 (2.02-4.43)	3.56 (2.31-5.46)	4.05 (2.56-6.34)
2-hr	1.14 (0.896-1.43)	1.41 (1.10-1.77)	1.84 (1.44-2.32)	2.20 (1.71-2.79)	2.69 (2.03-3.62)	3.05 (2.27-4.22)	3.45 (2.51-5.01)	3.95 (2.67-5.78)	4.74 (3.08-7.20)	5.42 (3.44-8.41)
3-hr	1.33 (1.05-1.66)	1.64 (1.29-2.05)	2.14 (1.68-2.69)	2.56 (2.00-3.24)	3.13 (2.38-4.20)	3.56 (2.65-4.89)	4.02 (2.93-5.81)	4.61 (3.12-6.70)	5.54 (3.60-8.36)	6.35 (4.04-9.78)
6-hr	1.72 (1.37-2.14)	2.12 (1.68-2.63)	2.76 (2.18-3.45)	3.29 (2.59-4.14)	4.03 (3.07-5.35)	4.57 (3.42-6.23)	5.16 (3.77-7.38)	5.90 (4.01-8.51)	7.07 (4.62-10.6)	8.09 (5.16-12.3)
12-hr	2.20 (1.76-2.72)	2.70 (2.15-3.33)	3.51 (2.79-4.35)	4.18 (3.31-5.22)	5.10 (3.92-6.72)	5.79 (4.36-7.81)	6.53 (4.79-9.22)	7.45 (5.09-10.6)	8.87 (5.81-13.1)	10.1 (6.46-15.2)
24-hr	2.65 (2.13-3.24)	3.28 (2.64-4.02)	4.31 (3.46-5.31)	5.17 (4.12-6.41)	6.35 (4.91-8.30)	7.22 (5.47-9.68)	8.17 (6.03-11.5)	9.36 (6.41-13.2)	11.2 (7.37-16.4)	12.8 (8.22-19.1)
2-day	3.01 (2.45-3.67)	3.80 (3.09-4.64)	5.10 (4.12-6.24)	6.18 (4.96-7.60)	7.66 (5.96-9.97)	8.74 (6.68-11.7)	9.94 (7.42-13.9)	11.5 (7.90-16.1)	14.0 (9.22-20.3)	16.2 (10.4-23.9)
3-day	3.30 (2.69-4.00)	4.16 (3.39-5.05)	5.55 (4.51-6.77)	6.71 (5.41-8.23)	8.31 (6.50-10.8)	9.47 (7.27-12.6)	10.8 (8.08-15.0)	12.5 (8.59-17.4)	15.2 (10.0-21.9)	17.6 (11.4-25.9)
4-day	3.58 (2.93-4.32)	4.46 (3.64-5.40)	5.90 (4.80-7.17)	7.10 (5.74-8.67)	8.75 (6.86-11.3)	9.95 (7.66-13.2)	11.3 (8.48-15.7)	13.0 (9.01-18.1)	15.9 (10.5-22.8)	18.4 (11.9-26.9)
7-day	4.34 (3.57-5.22)	5.26 (4.32-6.33)	6.76 (5.54-8.17)	8.01 (6.52-9.73)	9.73 (7.66-12.4)	11.0 (8.48-14.4)	12.4 (9.31-17.0)	14.2 (9.83-19.5)	17.1 (11.3-24.3)	19.6 (12.7-28.4)
10-day	5.04 (4.16-6.04)	5.98 (4.94-7.18)	7.53 (6.19-9.06)	8.81 (7.20-10.7)	10.6 (8.35-13.4)	11.9 (9.18-15.5)	13.3 (9.99-18.1)	15.1 (10.5-20.6)	17.9 (11.9-25.3)	20.4 (13.2-29.4)
20-day	7.04 (5.86-8.38)	8.07 (6.71-9.61)	9.76 (8.08-11.7)	11.2 (9.17-13.4)	13.1 (10.4-16.3)	14.5 (11.2-18.5)	16.0 (12.0-21.2)	17.8 (12.5-24.0)	20.3 (13.6-28.4)	22.4 (14.6-31.9)
30-day	8.70 (7.28-10.3)	9.80 (8.18-11.6)	11.6 (9.64-13.8)	13.1 (10.8-15.6)	15.1 (12.0-18.7)	16.7 (12.9-21.1)	18.3 (13.6-23.8)	19.9 (14.0-26.8)	22.2 (14.9-30.8)	24.1 (15.7-34.0)
45-day	10.8 (9.06-12.7)	12.0 (10.0-14.1)	13.9 (11.6-16.4)	15.4 (12.8-18.4)	17.6 (14.0-21.6)	19.3 (14.9-24.1)	21.0 (15.5-26.9)	22.6 (15.9-30.1)	24.7 (16.6-34.0)	26.2 (17.1-36.8)
60-day	12.6 (10.6-14.8)	13.8 (11.6-16.2)	15.8 (13.2-18.6)	17.4 (14.5-20.7)	19.7 (15.7-24.1)	21.5 (16.6-26.7)	23.2 (17.2-29.5)	24.8 (17.5-32.8)	26.7 (18.0-36.6)	28.1 (18.4-39.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

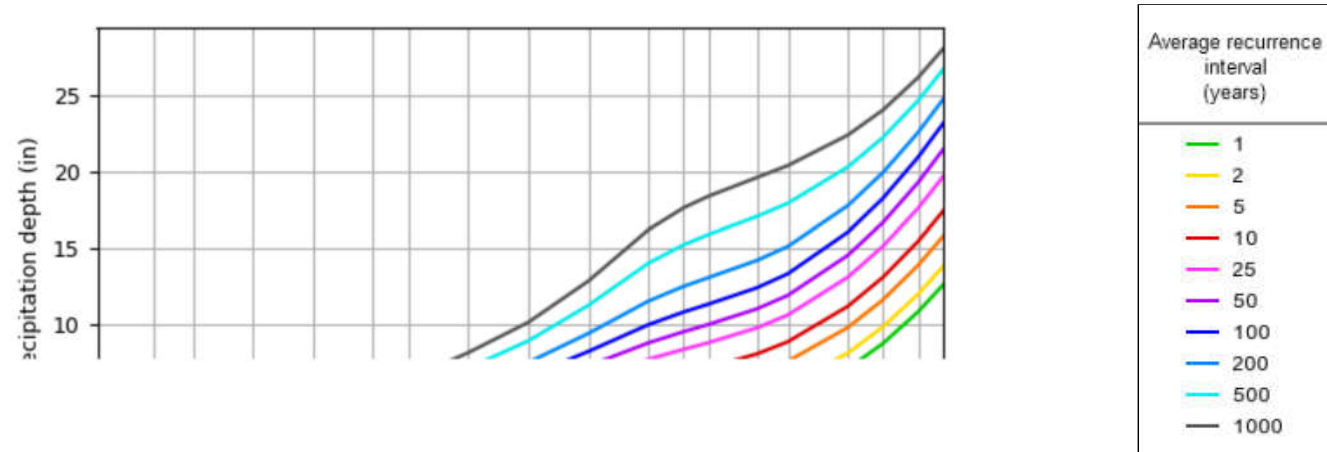
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 42.4102°, Longitude: -71.1412°

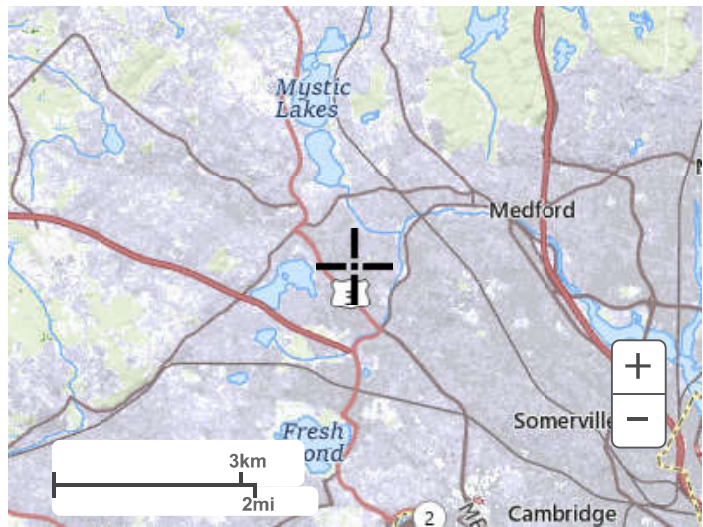


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

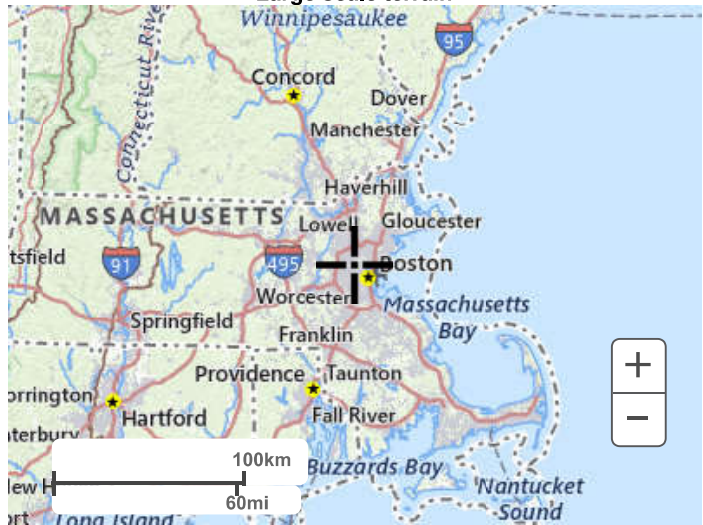
[Back to Top](#)

Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

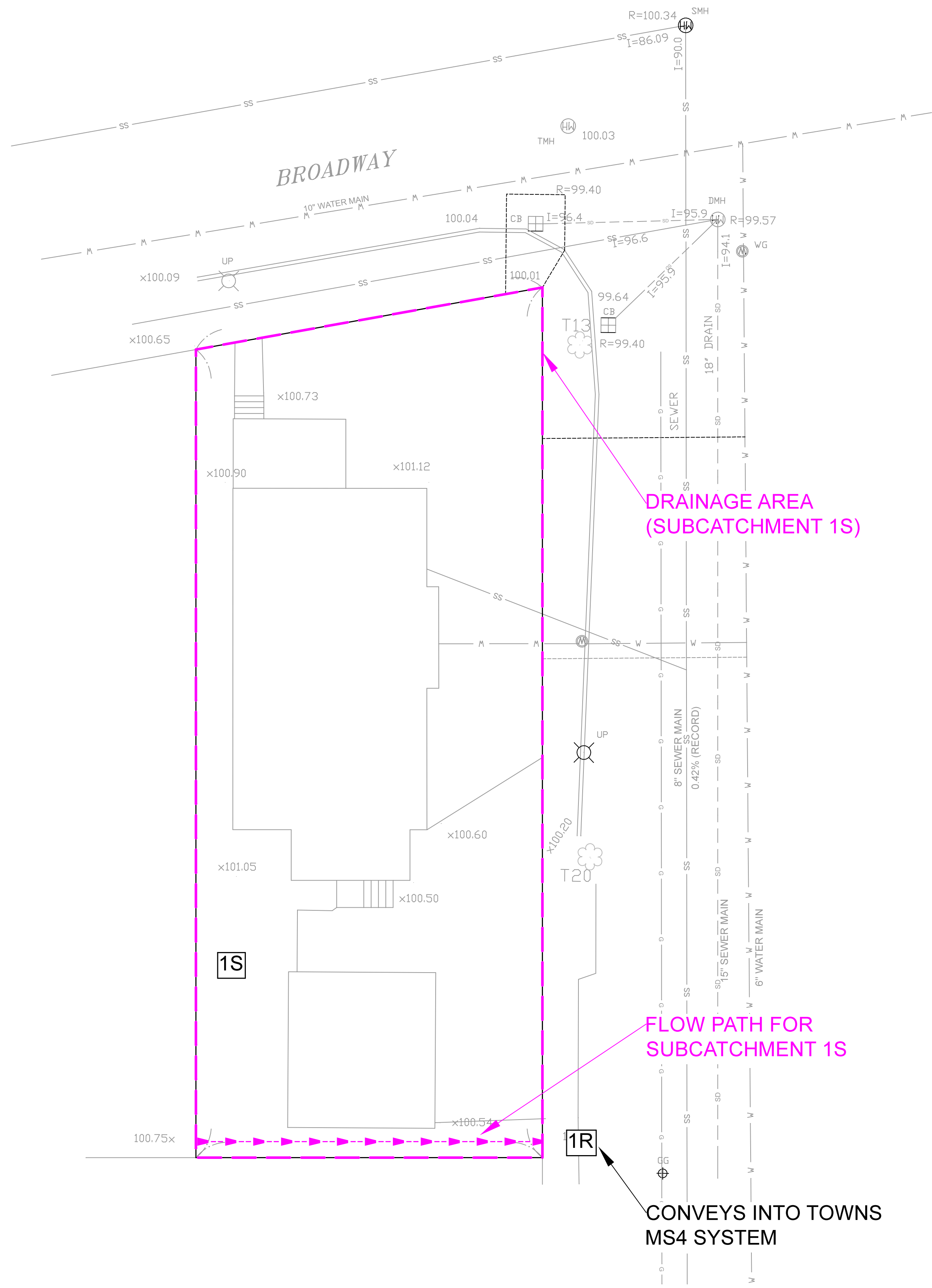


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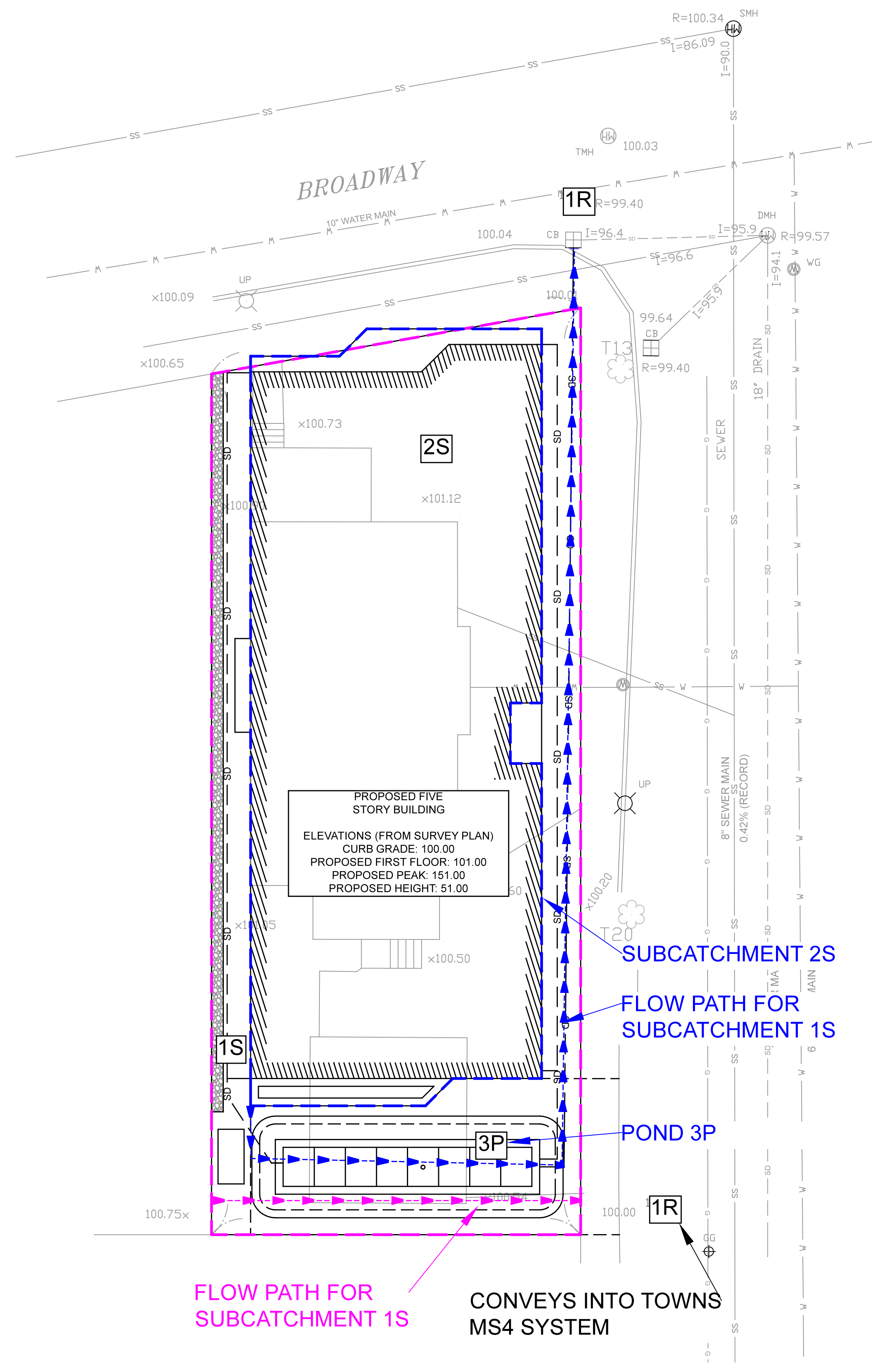
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[National Weather Service](#)
[National Water Center](#)
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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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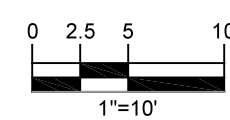
APPENDIX E



EXISTING DRAIN MAP
1" = 10'



PROPOSED DRAIN MAP
1" = 10'



Prepared By:

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Andover, MA 01810
chongrisengineering.com
alek@chongrisengineering.com
978-655-0885

I CERTIFY THAT I AM CURRENTLY APPROVED BY THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
PURSUANT TO 310 CMR 15.017 TO CONDUCT SOIL
EVALUATIONS AND THAT THE ABOVE ANALYSIS HAS BEEN
PERFORMED BY ME CONSISTENT WITH THE REQUIRED
TRAINING, EXPERISE, AND EXPERIENCE DESCRIBED
IN 310 CMR 15.017. I FURTHER CERTIFY THAT THE RESULTS
OF MY SOIL EVALUATION AS INDICATED ON THE
ATTACHED SOIL EVALUATION FORM, ARE ACCURATE AND
IN ACCORDANCE WITH 310 CMR 15.100 THROUGH 15.107.

Plan Title:
126 BROADWAY STREET
ARLINGTON, MA
DRAINAGE MAP

Address Info:
126 BROADWAY STREET
ARLINGTON, MA
PID: 030-03-04
LOT SIZE: 0.12 ACRES
Owner Info:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1485

Rev. No.	Rev. Date	Description
----------	-----------	-------------

Date: 07/09/2025

Drawn by:

Approved by:

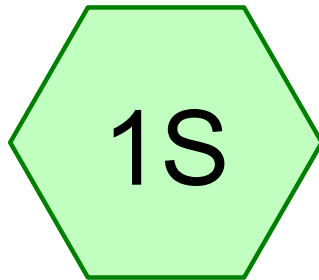
Job Number: 25.166

DRAINAGE MAP

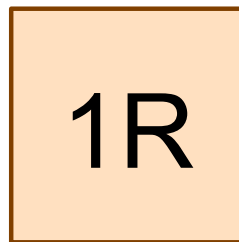
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SHEET 1 OF 1

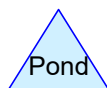
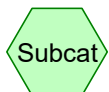
APPENDIX F



EXISTING
CONDITONS



BROADWAY/EVERETT
RD DRAIN SYSTEM



Routing Diagram for 126 BROADWAY EXISTING
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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr-24	Type III 24-hr		Default	24.00	1	3.28	2
2	10-yr-24	Type III 24-hr		Default	24.00	1	5.17	2
3	25-yr-24	Type III 24-hr		Default	24.00	1	6.35	2
4	100-yr-24	Type III 24-hr		Default	24.00	1	8.17	2

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Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,529	39	>75% Grass cover, Good, HSG A (1S)
867	98	Driveway, HSG A (1S)
427	98	Garage, HSG A (1S)
1,367	98	House, HSG A (1S)
146	98	Porch, HSG A (1S)
71	98	Walkway, HSG A (1S)
5,407	70	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		TOTAL AREA

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Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
2,529	0	0	0	0	2,529	>75% Grass cover, Good
867	0	0	0	0	867	Driveway
427	0	0	0	0	427	Garage
1,367	0	0	0	0	1,367	House
146	0	0	0	0	146	Porch
71	0	0	0	0	71	Walkway
5,407	0	0	0	0	5,407	TOTAL AREA

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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 6

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=0.88"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.10 cfs 394 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.10 cfs 394 cf

Outflow=0.10 cfs 394 cf

Total Runoff Area = 5,407 sf Runoff Volume = 394 cf Average Runoff Depth = 0.88"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 7

Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Depth= 0.88"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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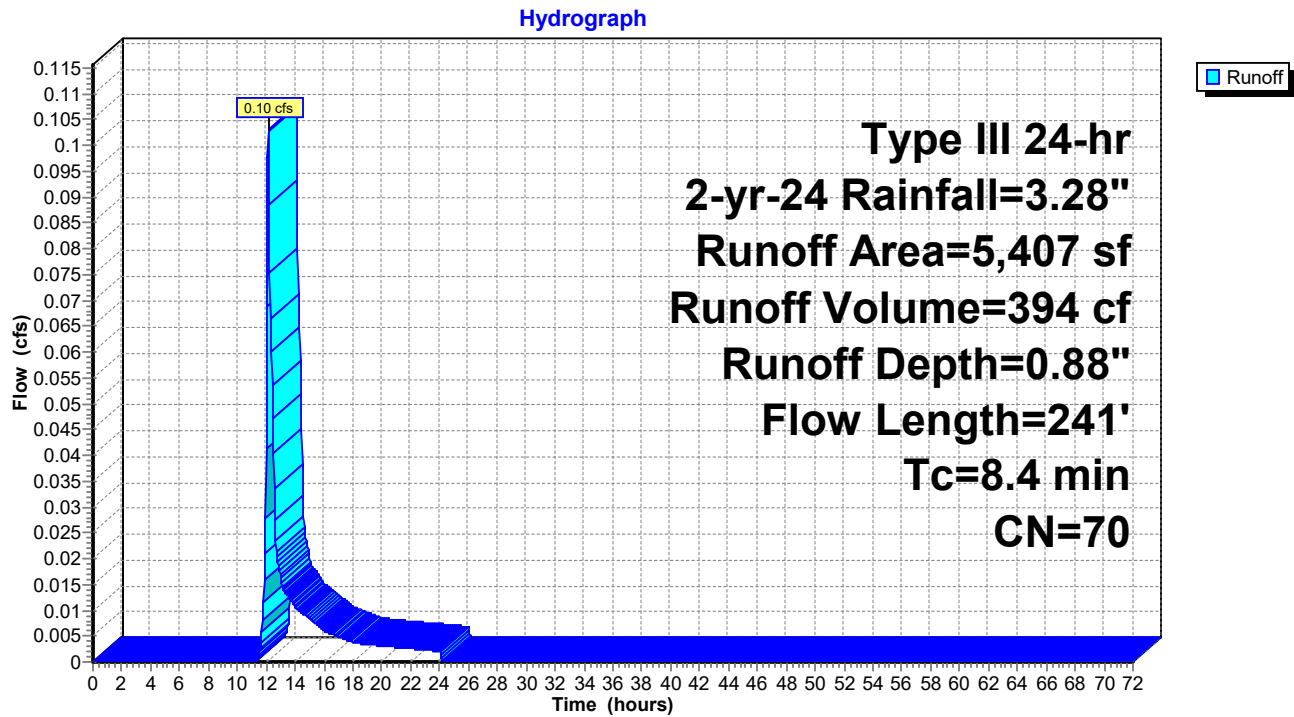
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Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 8

Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 9

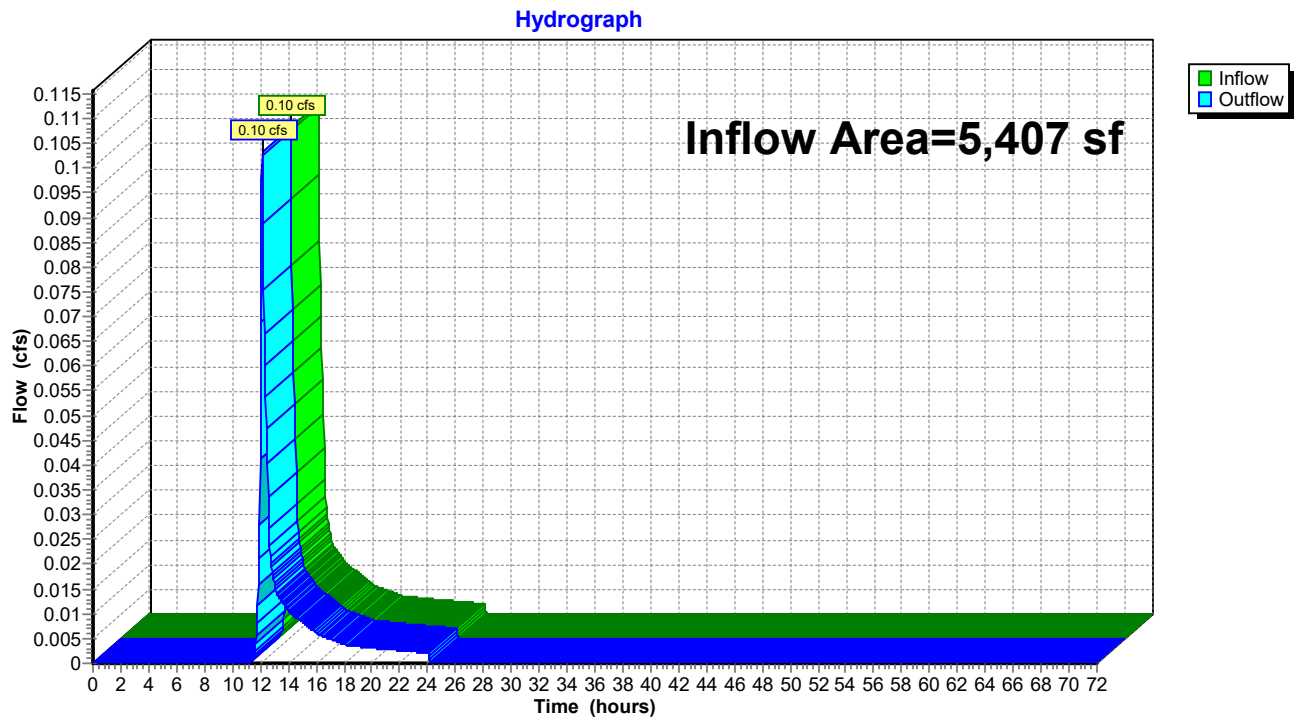
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 0.88" for 2-yr-24 event
Inflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf
Outflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Page 10

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=2.16"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.28 cfs 975 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.28 cfs 975 cf

Outflow=0.28 cfs 975 cf

Total Runoff Area = 5,407 sf Runoff Volume = 975 cf Average Runoff Depth = 2.16"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Page 11

Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Depth= 2.16"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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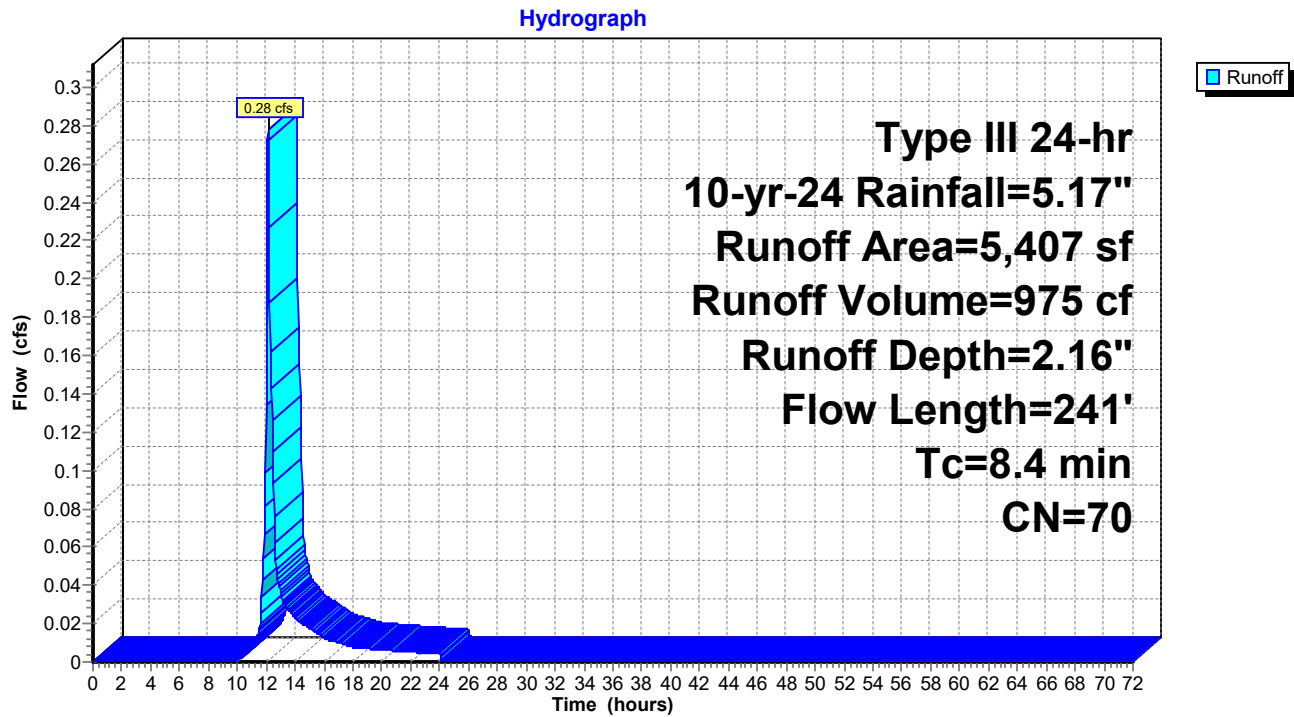
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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Page 12

Subcatchment 1S: EXISTING CONDIITONS



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existing
Type III 24-hr 10-yr-24 Rainfall=5.17"

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Page 13

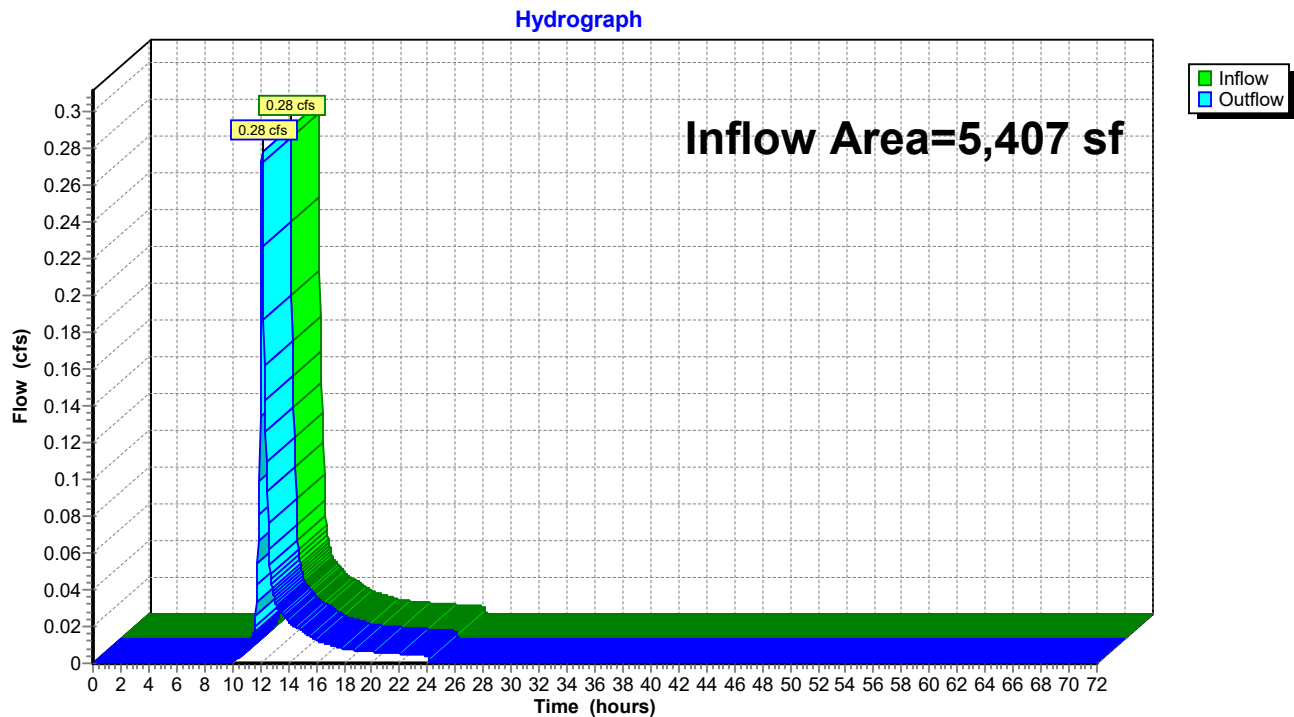
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 2.16" for 10-yr-24 event
Inflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf
Outflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Page 14

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=3.09"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.41 cfs 1,390 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.41 cfs 1,390 cf

Outflow=0.41 cfs 1,390 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,390 cf Average Runoff Depth = 3.09"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Page 15

Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Depth= 3.09"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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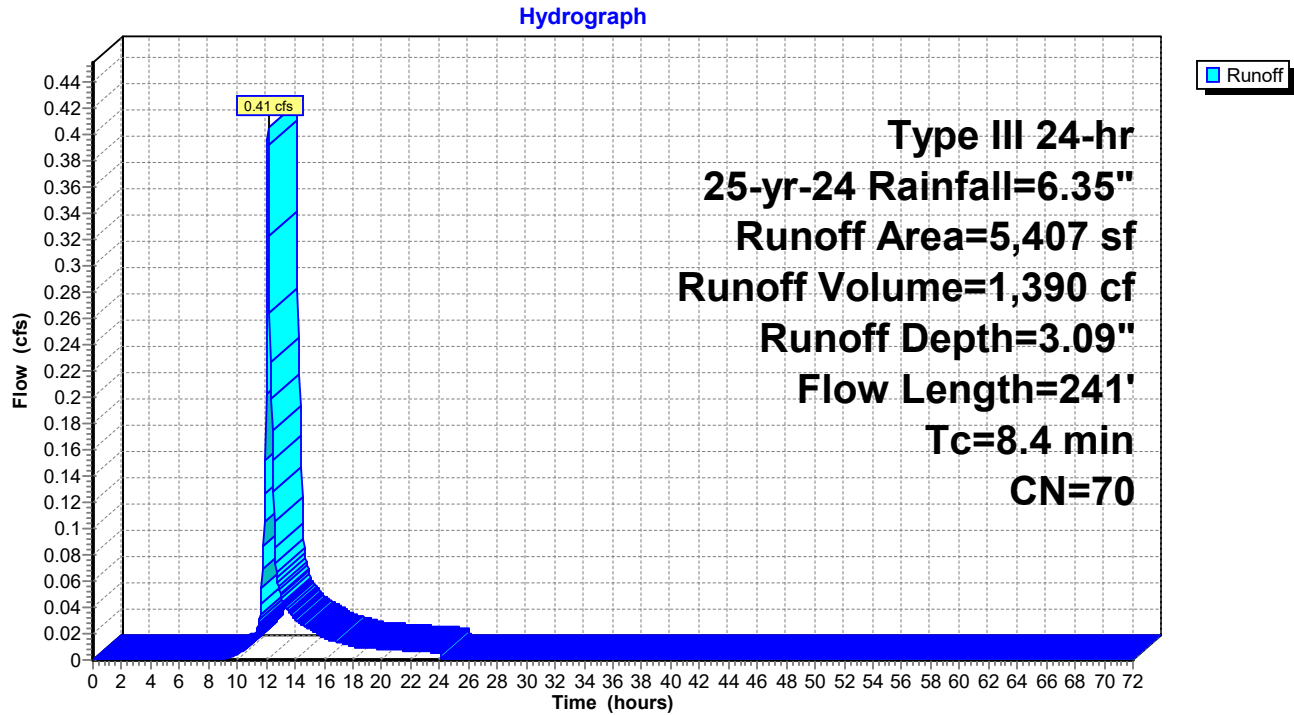
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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Page 16

Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 25-yr-24 Rainfall=6.35"

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Page 17

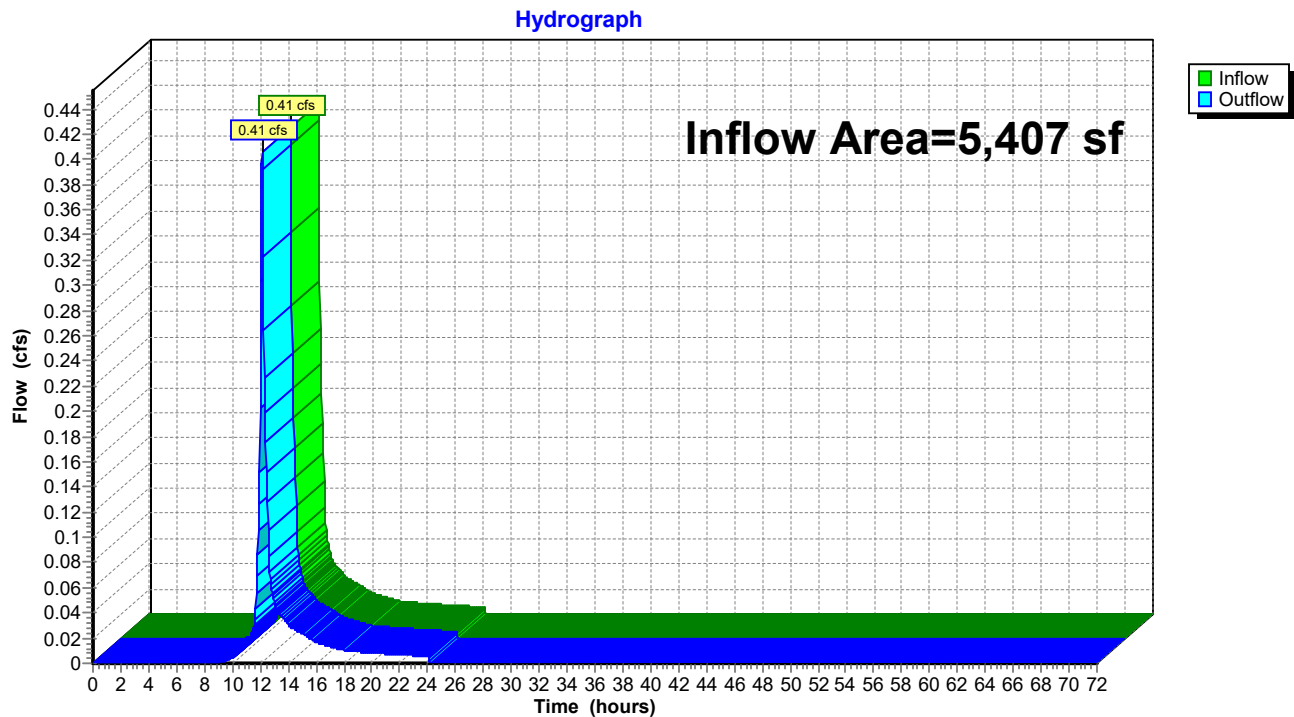
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 3.09" for 25-yr-24 event
Inflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf
Outflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 18

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=4.61"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.61 cfs 2,078 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

Inflow=0.61 cfs 2,078 cf

Outflow=0.61 cfs 2,078 cf

Total Runoff Area = 5,407 sf Runoff Volume = 2,078 cf Average Runoff Depth = 4.61"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 19

Summary for Subcatchment 1S: EXISTING CONDIITONS

Runoff = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Depth= 4.61"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

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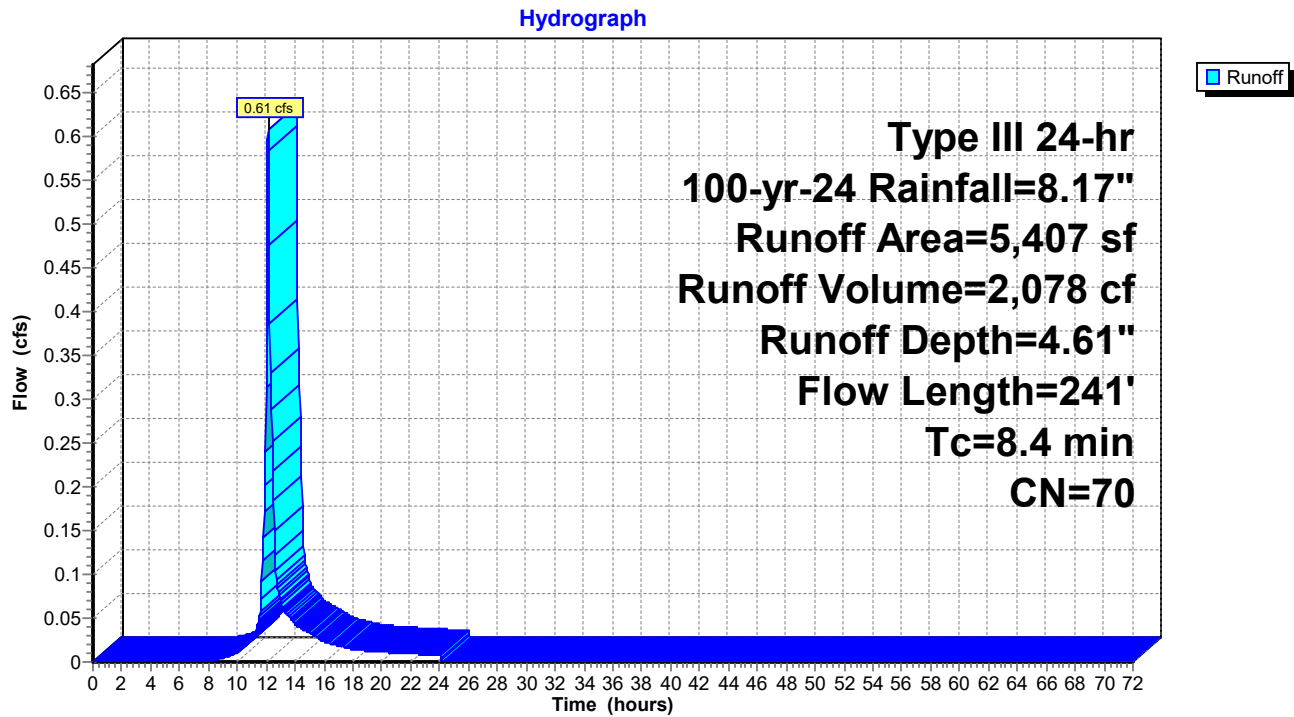
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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 20

Subcatchment 1S: EXISTING CONDITONS



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existing
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 21

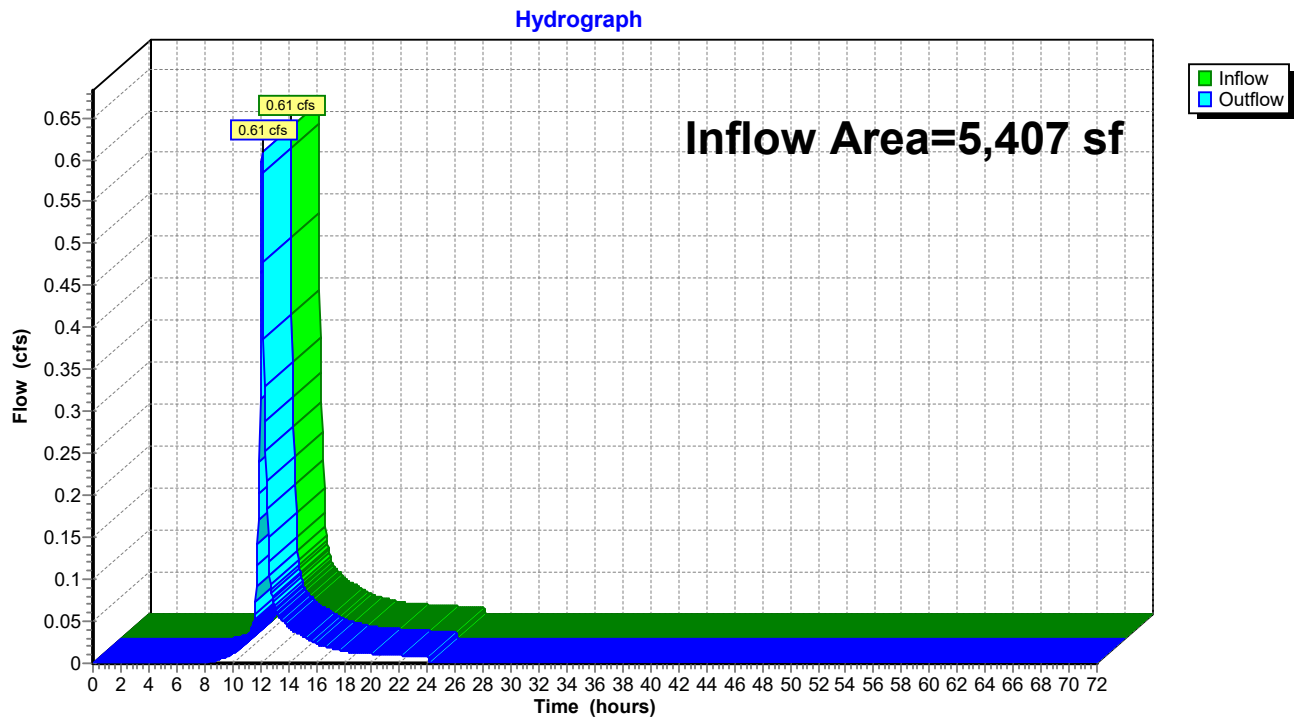
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 4.61" for 100-yr-24 event
Inflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf
Outflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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existing
Table of Contents
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TABLE OF CONTENTS

Project Reports

- 1 Routing Diagram
- 2 Rainfall Events Listing
- 3 Area Listing (all nodes)
- 4 Soil Listing (all nodes)
- 5 Ground Covers (all nodes)

2-yr-24 Event

- 6 Node Listing
- 7 Subcat 1S: EXISTING CONDIITONS
- 9 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

10-yr-24 Event

- 10 Node Listing
- 11 Subcat 1S: EXISTING CONDIITONS
- 13 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

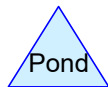
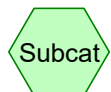
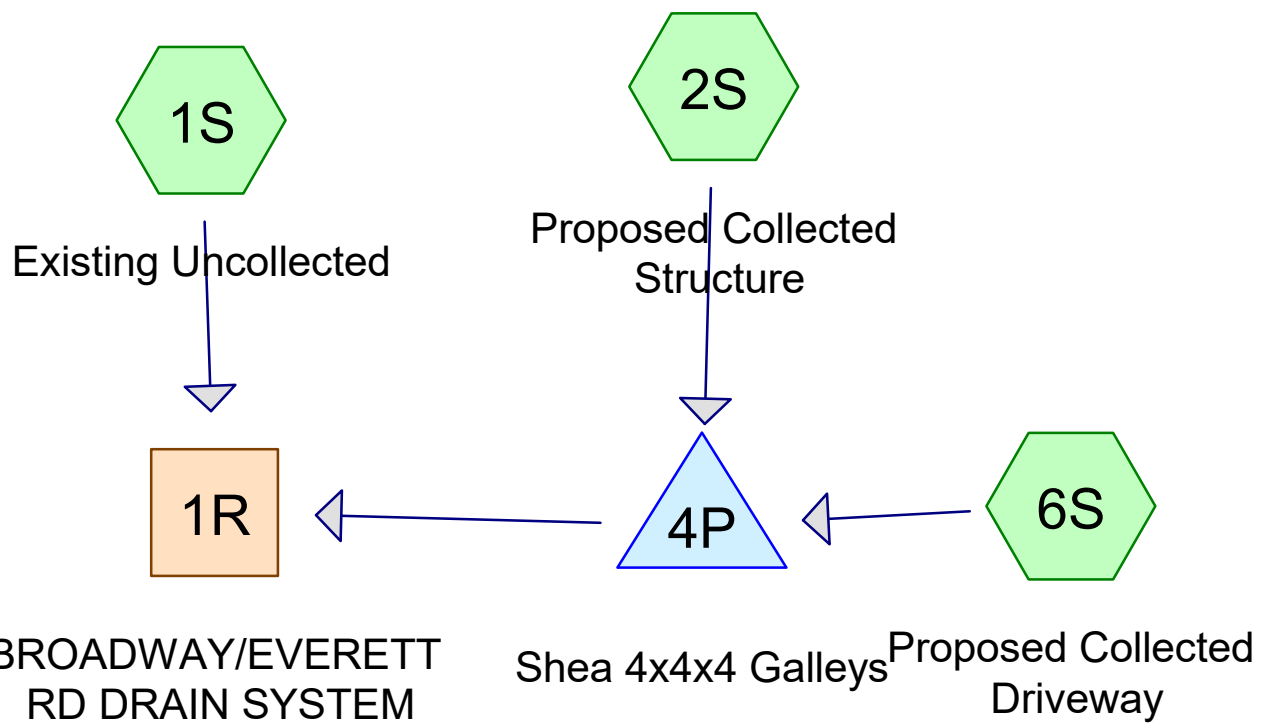
25-yr-24 Event

- 14 Node Listing
- 15 Subcat 1S: EXISTING CONDIITONS
- 17 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

100-yr-24 Event

- 18 Node Listing
- 19 Subcat 1S: EXISTING CONDIITONS
- 21 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

APPENDIX G



Routing Diagram for 126 BROADWAY PROPOSED submittal 2
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
476	49	50-75% Grass cover, Fair, HSG A (1S)
483	88	Driveway/Walkways, HSG A (1S)
948	88	Impervious Pavement, HSG A (6S)
3,500	98	Structure, HSG A (2S)
5,407	91	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S, 2S, 6S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
476	0	0	0	0	476	50-75% Grass cover, Fair
483	0	0	0	0	483	Driveway/Walkw ays
948	0	0	0	0	948	Impervious Pavement
3,500	0	0	0	0	3,500	Structure
5,407	0	0	0	0	5,407	TOTAL AREA

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=959 sf 0.00% Impervious Runoff Depth=0.83"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.02 cfs 66 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,500 sf 100.00% Impervious Runoff Depth=3.05"
Tc=6.0 min CN=98 Runoff=0.25 cfs 889 cf

Subcatchment 6S: Proposed Collected Runoff Area=948 sf 0.00% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=88 Runoff=0.05 cfs 163 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.02 cfs 66 cf
Outflow=0.02 cfs 66 cf

Pond 4P: Shea 4x4x4 Galleys Peak Elev=95.24' Storage=289 cf Inflow=0.30 cfs 1,052 cf
Discarded=0.05 cfs 1,052 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,052 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,118 cf Average Runoff Depth = 2.48"
35.27% Pervious = 1,907 sf 64.73% Impervious = 3,500 sf

126 BROADWAY PROPOSED submittal 2

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proposed
Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 6

Summary for Subcatchment 1S: Existing Uncollected

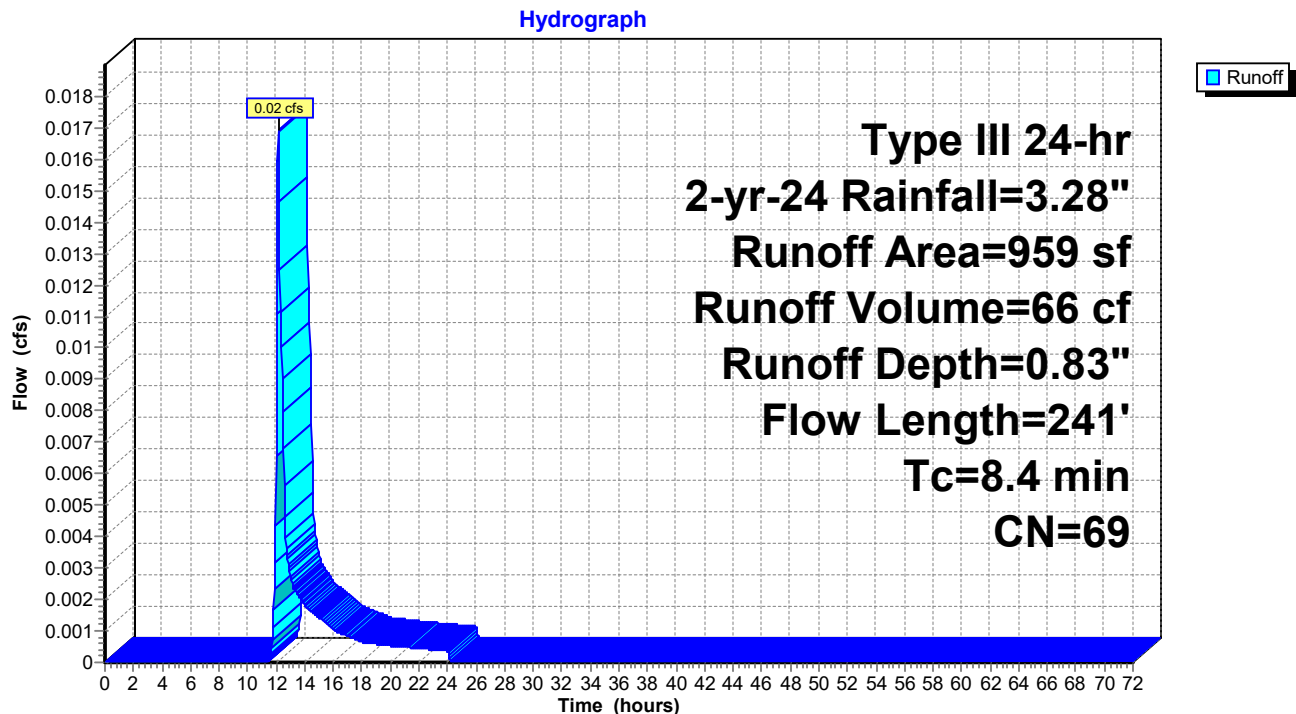
Runoff = 0.02 cfs @ 12.14 hrs, Volume= 66 cf, Depth= 0.83"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

Area (sf)	CN	Description
* 483	88	Driveway/Walkways, HSG A
476	49	50-75% Grass cover, Fair, HSG A
959	69	Weighted Average
959		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 7

Summary for Subcatchment 2S: Proposed Collected Structure

Runoff = 0.25 cfs @ 12.09 hrs, Volume= 889 cf, Depth= 3.05"
Routed to Pond 4P : Shea 4x4x4 Galleys

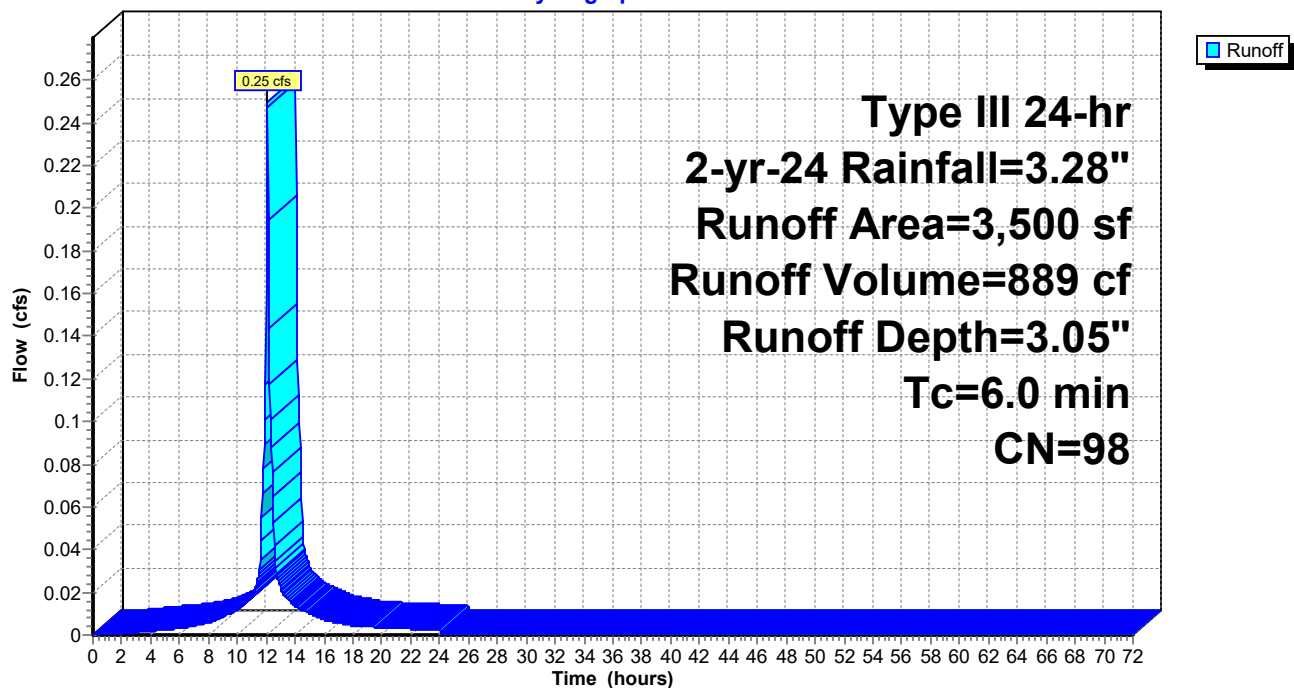
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	3,500	98	Structure, HSG A
	3,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected Structure

Hydrograph



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Page 8

Summary for Subcatchment 6S: Proposed Collected Driveway

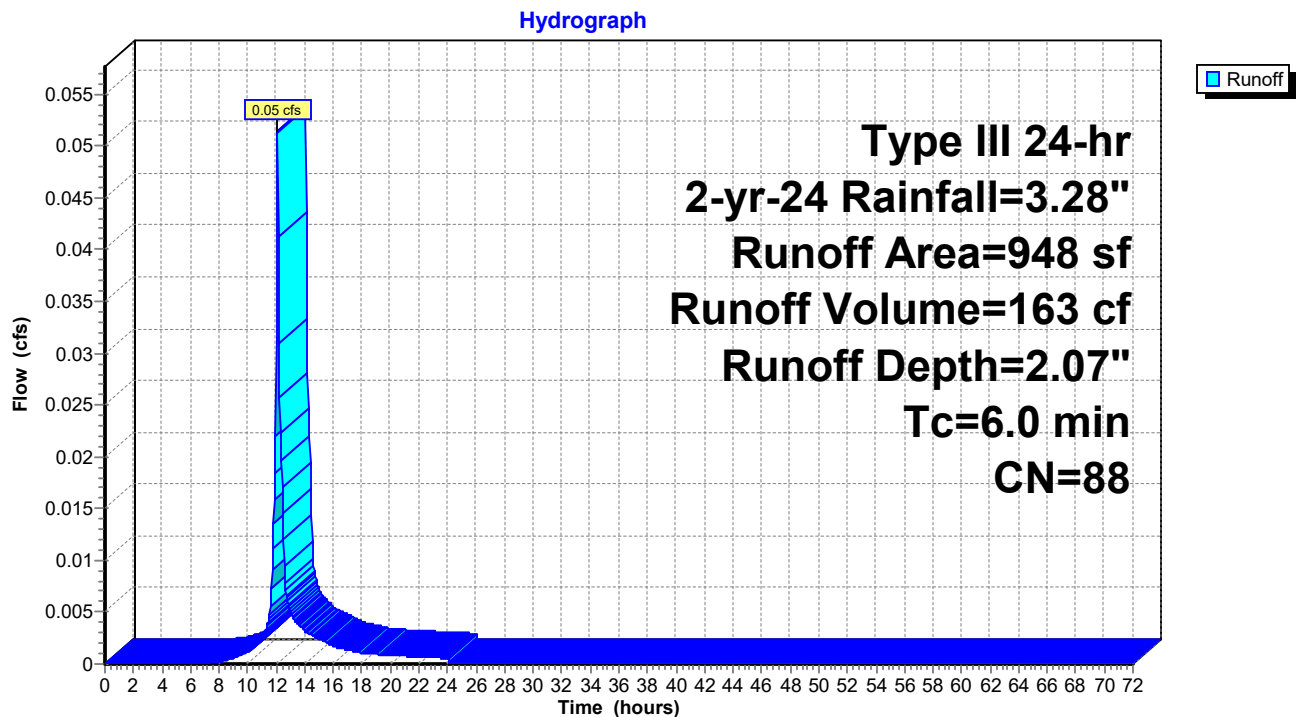
Runoff = 0.05 cfs @ 12.09 hrs, Volume= 163 cf, Depth= 2.07"
Routed to Pond 4P : Shea 4x4x4 Galleys

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

Area (sf)	CN	Description
* 948	88	Impervious Pavement, HSG A
948		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: Proposed Collected Driveway



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Page 9

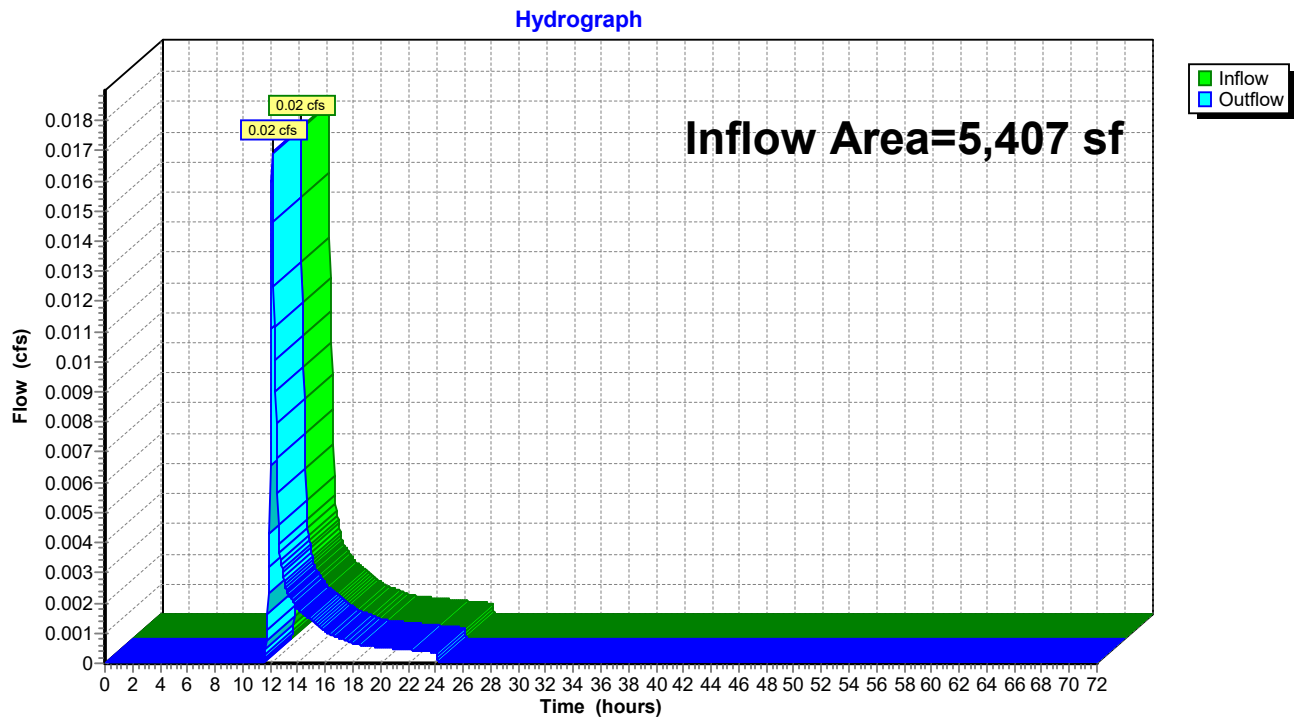
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 64.73% Impervious, Inflow Depth = 0.15" for 2-yr-24 event
Inflow = 0.02 cfs @ 12.14 hrs, Volume= 66 cf
Outflow = 0.02 cfs @ 12.14 hrs, Volume= 66 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Type III 24-hr 2-yr-24 Rainfall=3.28"

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Page 10

Summary for Pond 4P: Shea 4x4x4 Galleys

Inflow Area = 4,448 sf, 78.69% Impervious, Inflow Depth = 2.84" for 2-yr-24 event
 Inflow = 0.30 cfs @ 12.09 hrs, Volume= 1,052 cf
 Outflow = 0.05 cfs @ 11.70 hrs, Volume= 1,052 cf, Atten= 84%, Lag= 0.0 min
 Discarded = 0.05 cfs @ 11.70 hrs, Volume= 1,052 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 95.24' @ 12.57 hrs Surf.Area= 252 sf Storage= 289 cf

Plug-Flow detention time= 34.6 min calculated for 1,051 cf (100% of inflow)
 Center-of-Mass det. time= 34.6 min (799.5 - 764.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	93.50'	130 cf	9.00'W x 28.00'L x 4.75'H Field A 1,197 cf Overall - 873 cf Embedded = 324 cf x 40.0% Voids
#2A	94.00'	649 cf	Shea Leaching Chamber 4x4x4 x 14 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 14 Chambers in 2 Rows
#3	98.00'	13 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		792 cf	Total Available Storage

Storage Group A created with Chamber Wizard

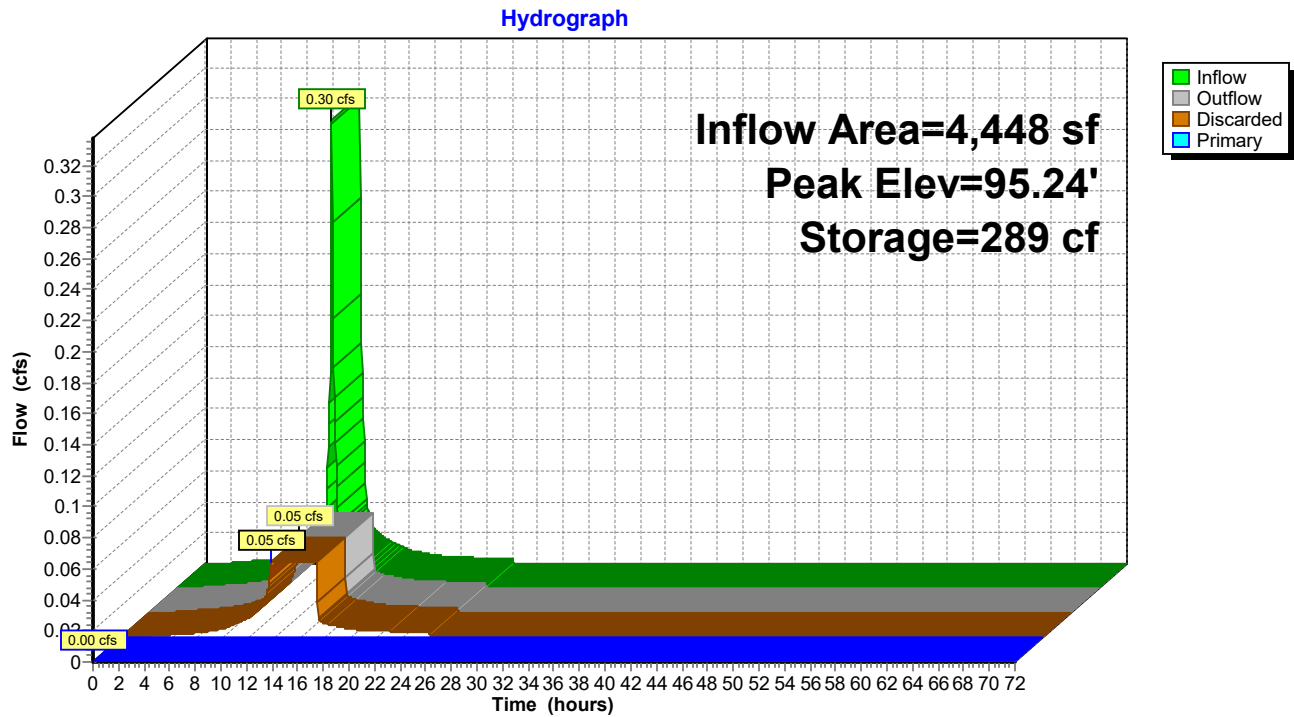
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.00	13	0	0
99.00	13	13	13

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.50'	8.270 in/hr Exfiltration over Surface area
#2	Primary	98.00'	20.0" x 0.7" Horiz. Orifice/Grate C= 0.600 in 20.0" x 1.0" Grate (70% open area) Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.70 hrs HW=93.57' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=93.50' (Free Discharge)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Shea 4x4x4 Galleys



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Type III 24-hr 10-yr-24 Rainfall=5.17"

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Page 13

Summary for Subcatchment 1S: Existing Uncollected

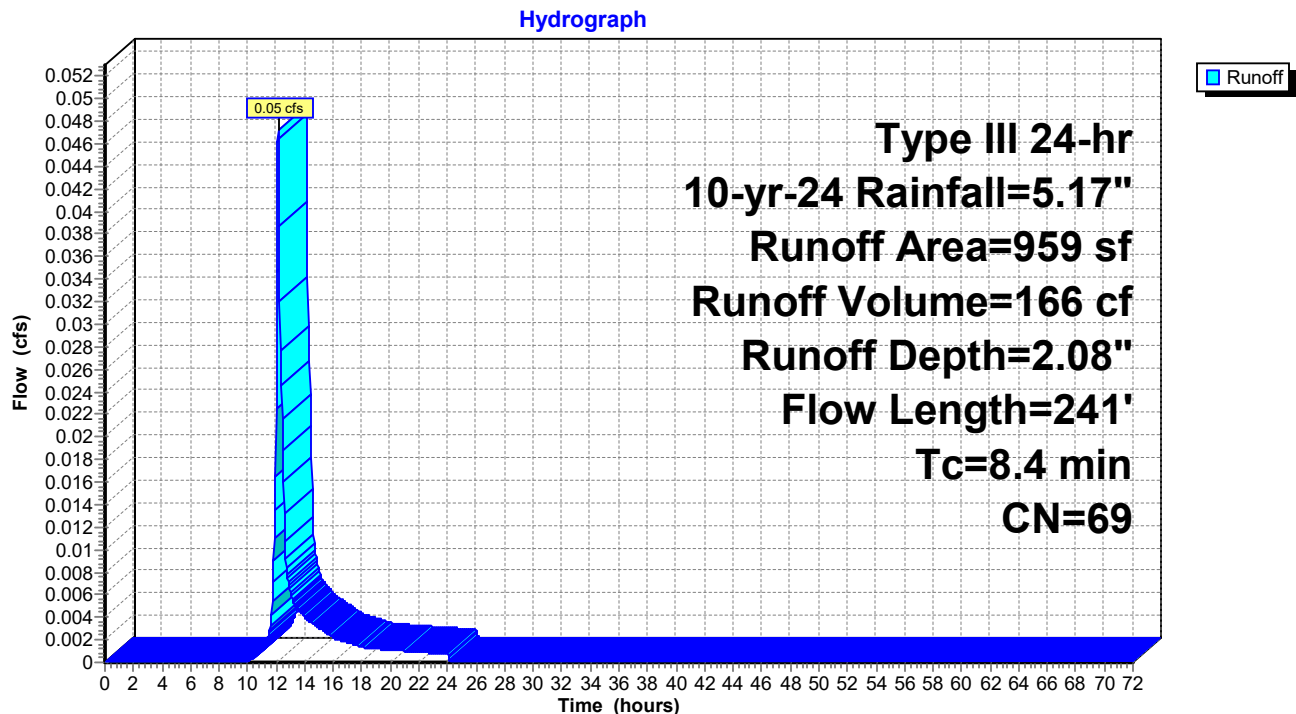
Runoff = 0.05 cfs @ 12.13 hrs, Volume= 166 cf, Depth= 2.08"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

Area (sf)	CN	Description
* 483	88	Driveway/Walkways, HSG A
476	49	50-75% Grass cover, Fair, HSG A
959	69	Weighted Average
959		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Page 14

Summary for Subcatchment 2S: Proposed Collected Structure

Runoff = 0.40 cfs @ 12.09 hrs, Volume= 1,439 cf, Depth= 4.93"
Routed to Pond 4P : Shea 4x4x4 Galleys

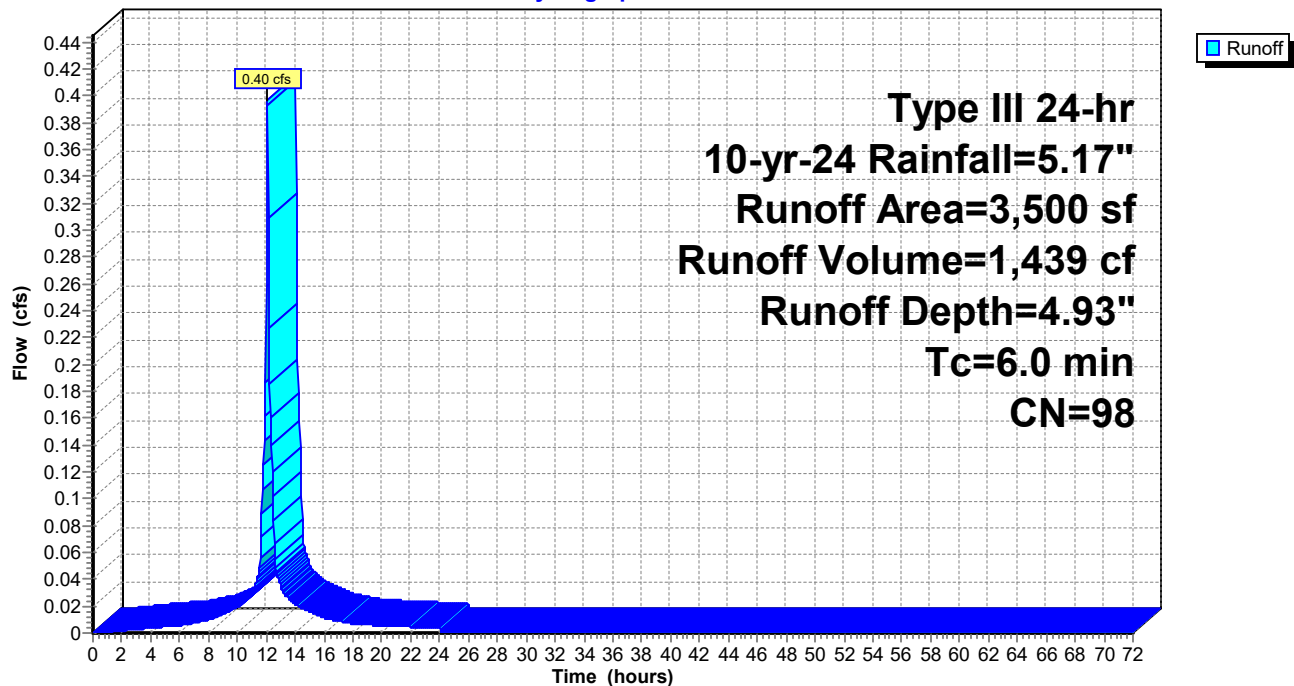
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	3,500	98	Structure, HSG A
	3,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected Structure

Hydrograph



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Page 15

Summary for Subcatchment 6S: Proposed Collected Driveway

Runoff = 0.09 cfs @ 12.09 hrs, Volume= 303 cf, Depth= 3.83"
Routed to Pond 4P : Shea 4x4x4 Galleys

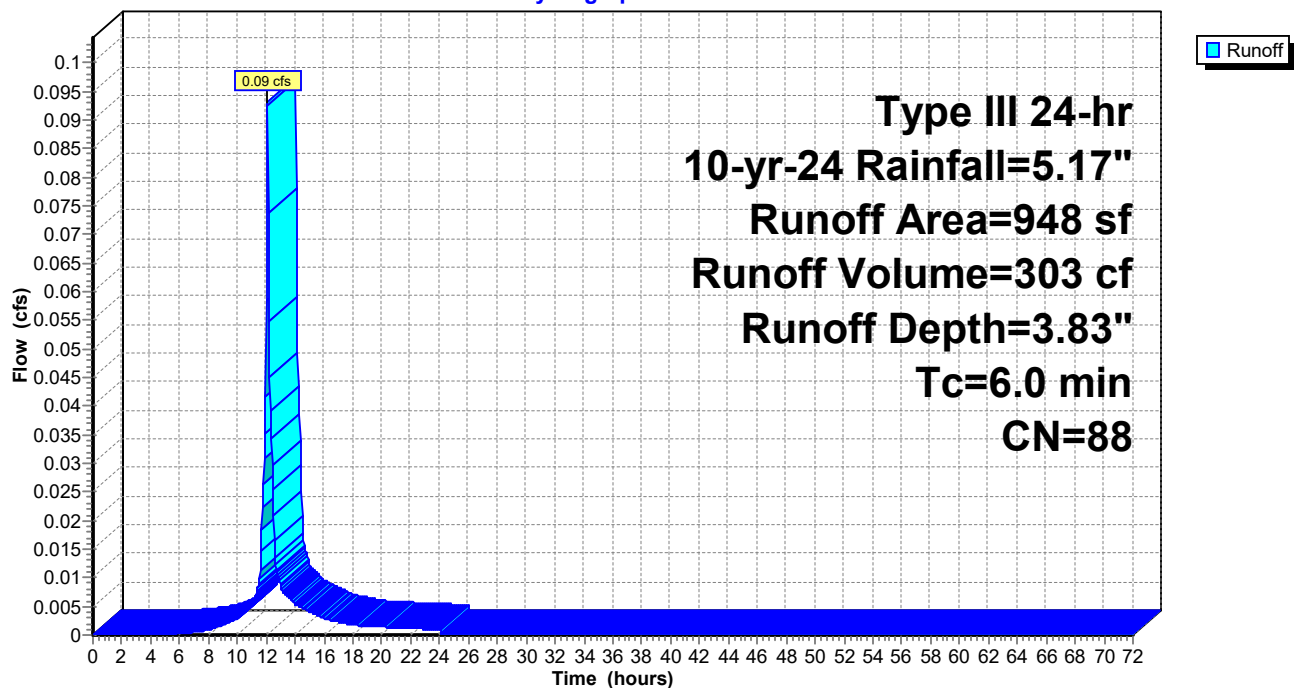
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

Area (sf)	CN	Description
* 948	88	Impervious Pavement, HSG A
948		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: Proposed Collected Driveway

Hydrograph



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Page 16

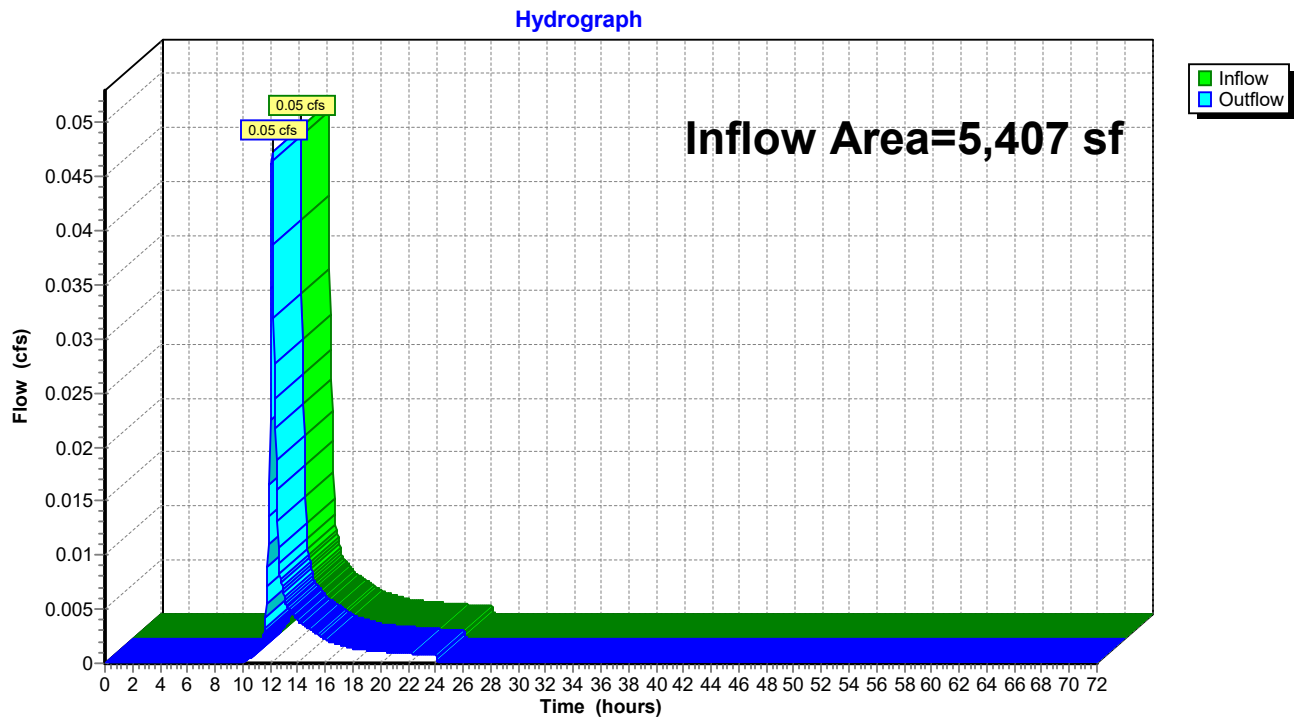
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 64.73% Impervious, Inflow Depth = 0.37" for 10-yr-24 event
Inflow = 0.05 cfs @ 12.13 hrs, Volume= 166 cf
Outflow = 0.05 cfs @ 12.13 hrs, Volume= 166 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Page 17

Summary for Pond 4P: Shea 4x4x4 Galleys

Inflow Area = 4,448 sf, 78.69% Impervious, Inflow Depth = 4.70" for 10-yr-24 event
 Inflow = 0.49 cfs @ 12.09 hrs, Volume= 1,741 cf
 Outflow = 0.05 cfs @ 11.40 hrs, Volume= 1,741 cf, Atten= 90%, Lag= 0.0 min
 Discarded = 0.05 cfs @ 11.40 hrs, Volume= 1,741 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 96.80' @ 12.88 hrs Surf.Area= 252 sf Storage= 589 cf

Plug-Flow detention time= 83.2 min calculated for 1,740 cf (100% of inflow)
 Center-of-Mass det. time= 83.2 min (839.2 - 756.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	93.50'	130 cf	9.00'W x 28.00'L x 4.75'H Field A 1,197 cf Overall - 873 cf Embedded = 324 cf x 40.0% Voids
#2A	94.00'	649 cf	Shea Leaching Chamber 4x4x4 x 14 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 14 Chambers in 2 Rows
#3	98.00'	13 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		792 cf	Total Available Storage

Storage Group A created with Chamber Wizard

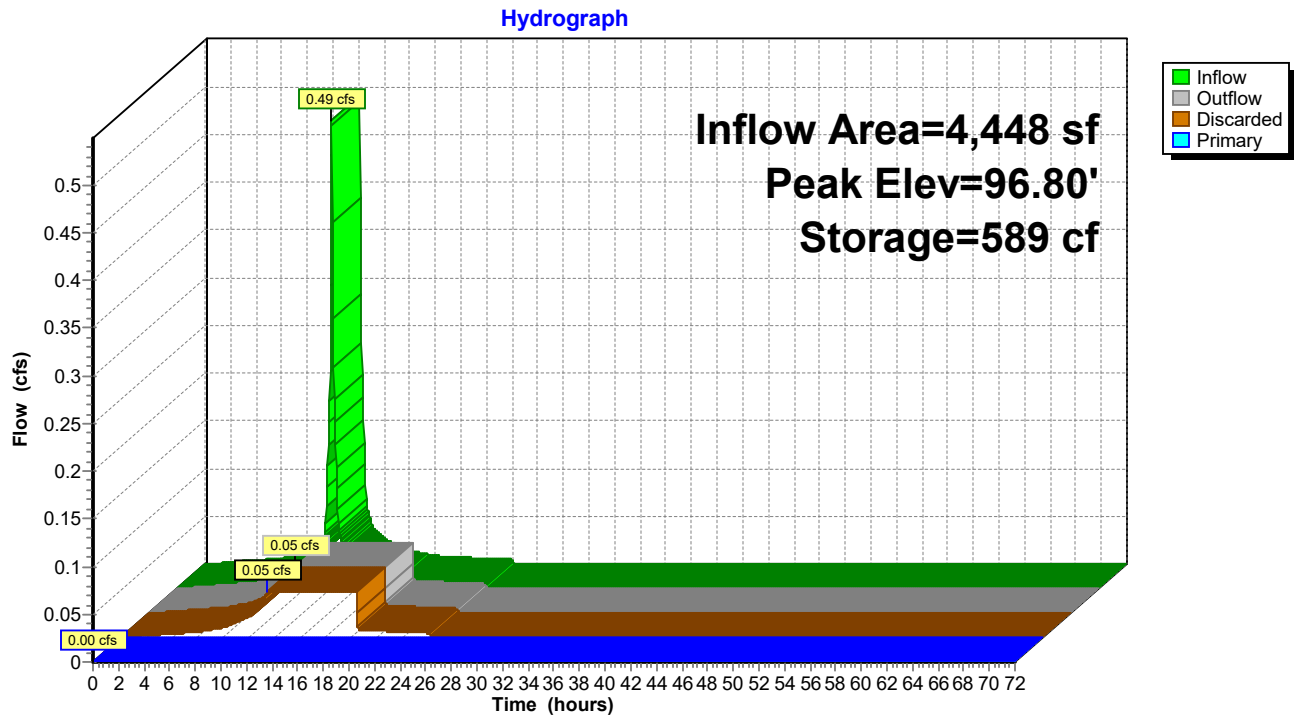
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.00	13	0	0
99.00	13	13	13

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.50'	8.270 in/hr Exfiltration over Surface area
#2	Primary	98.00'	20.0" x 0.7" Horiz. Orifice/Grate C= 0.600 in 20.0" x 1.0" Grate (70% open area) Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 11.40 hrs HW=93.56' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=93.50' (Free Discharge)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Shea 4x4x4 Galleys



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Page 20

Summary for Subcatchment 1S: Existing Uncollected

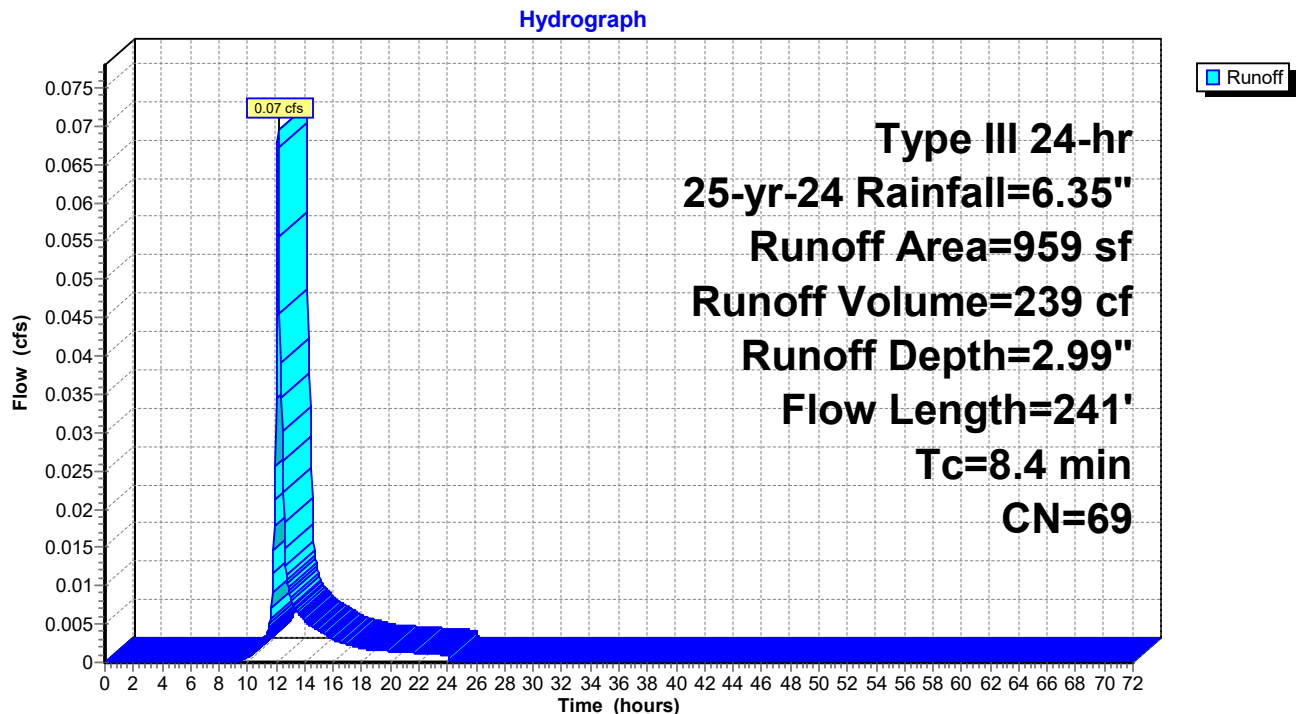
Runoff = 0.07 cfs @ 12.12 hrs, Volume= 239 cf, Depth= 2.99"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

Area (sf)	CN	Description
* 483	88	Driveway/Walkways, HSG A
476	49	50-75% Grass cover, Fair, HSG A
959	69	Weighted Average
959		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Page 21

Summary for Subcatchment 2S: Proposed Collected Structure

Runoff = 0.49 cfs @ 12.09 hrs, Volume= 1,783 cf, Depth= 6.11"
Routed to Pond 4P : Shea 4x4x4 Galleys

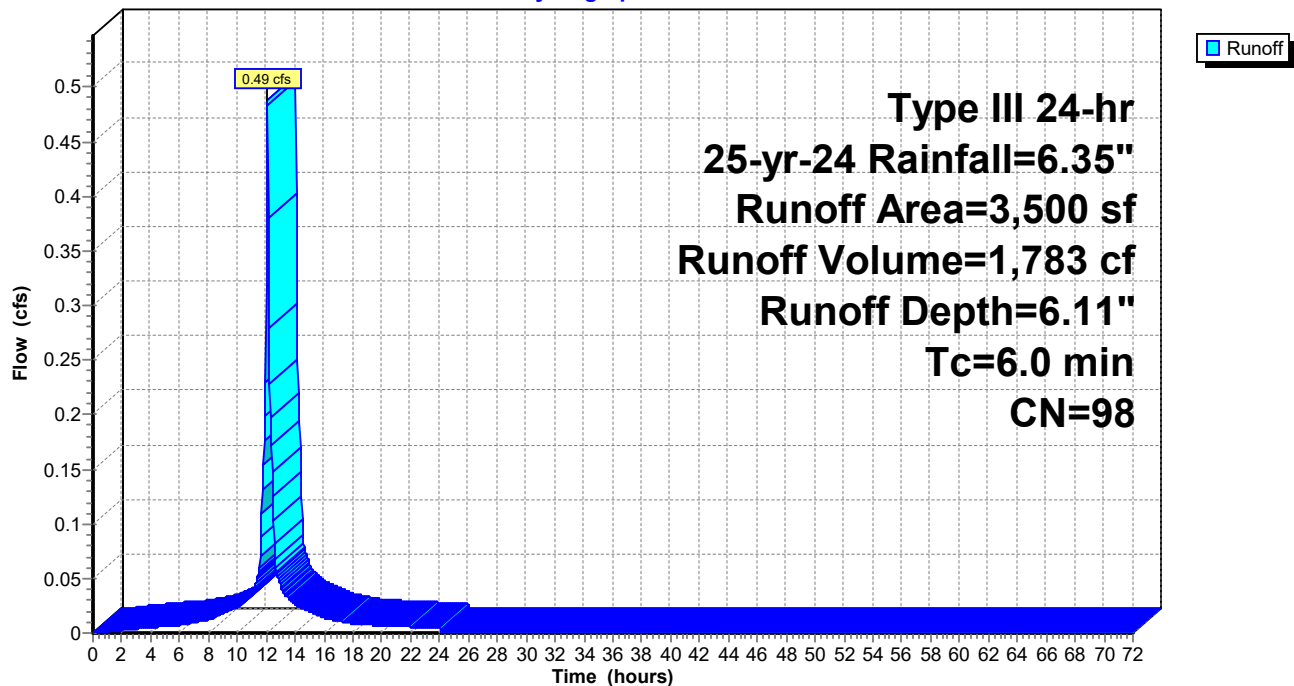
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	3,500	98	Structure, HSG A
	3,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected Structure

Hydrograph



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Page 22

Summary for Subcatchment 6S: Proposed Collected Driveway

Runoff = 0.12 cfs @ 12.09 hrs, Volume= 392 cf, Depth= 4.96"
Routed to Pond 4P : Shea 4x4x4 Galleys

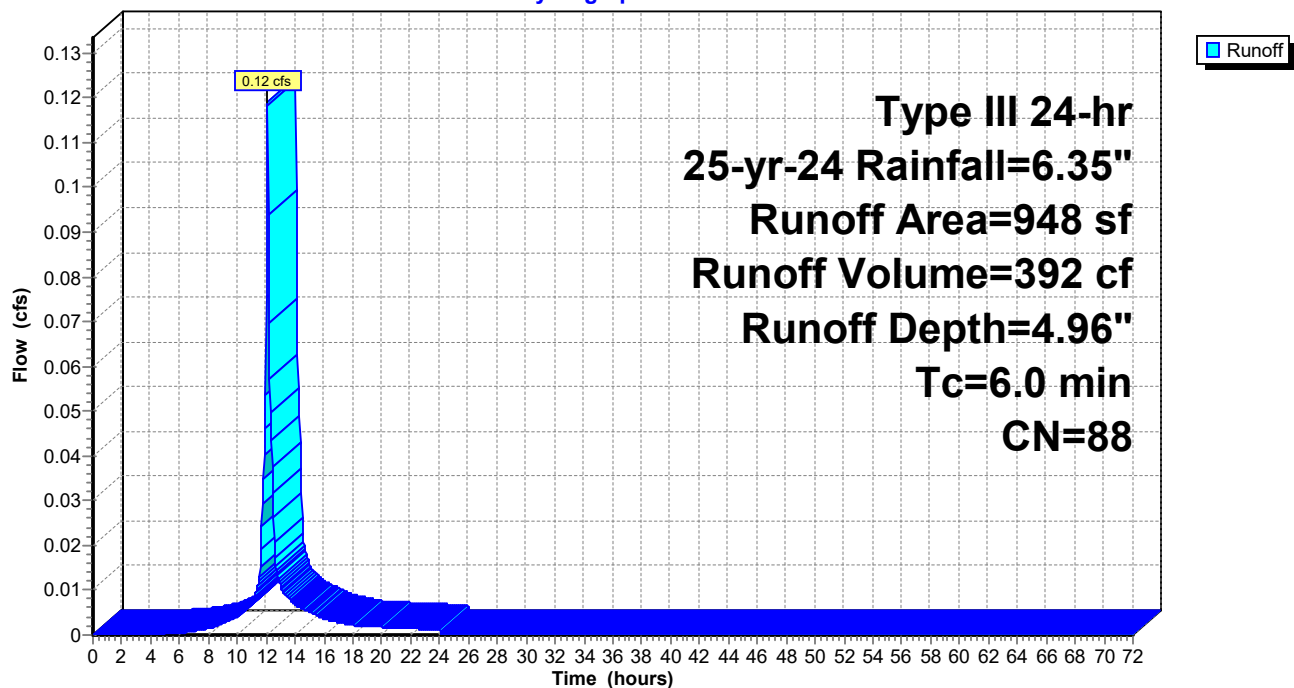
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

Area (sf)	CN	Description
* 948	88	Impervious Pavement, HSG A
948		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: Proposed Collected Driveway

Hydrograph



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Page 23

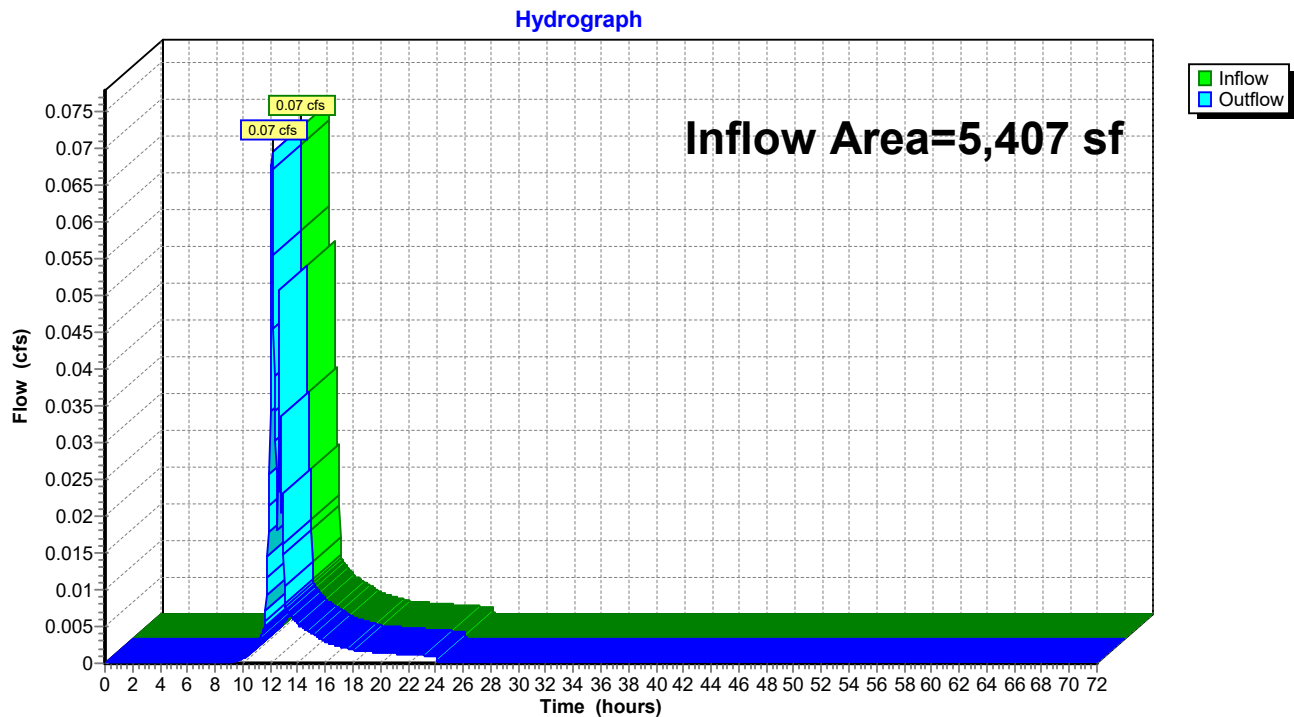
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 64.73% Impervious, Inflow Depth = 0.58" for 25-yr-24 event
Inflow = 0.07 cfs @ 12.12 hrs, Volume= 262 cf
Outflow = 0.07 cfs @ 12.12 hrs, Volume= 262 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Type III 24-hr 25-yr-24 Rainfall=6.35"

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Page 24

Summary for Pond 4P: Shea 4x4x4 Galleys

Inflow Area = 4,448 sf, 78.69% Impervious, Inflow Depth = 5.87" for 25-yr-24 event
 Inflow = 0.61 cfs @ 12.09 hrs, Volume= 2,175 cf
 Outflow = 0.09 cfs @ 12.65 hrs, Volume= 2,175 cf, Atten= 85%, Lag= 33.7 min
 Discarded = 0.05 cfs @ 12.60 hrs, Volume= 2,152 cf
 Primary = 0.04 cfs @ 12.65 hrs, Volume= 23 cf
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 98.02' @ 12.65 hrs Surf.Area= 265 sf Storage= 774 cf

Plug-Flow detention time= 114.9 min calculated for 2,173 cf (100% of inflow)
 Center-of-Mass det. time= 114.8 min (867.3 - 752.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	93.50'	130 cf	9.00'W x 28.00'L x 4.75'H Field A 1,197 cf Overall - 873 cf Embedded = 324 cf x 40.0% Voids
#2A	94.00'	649 cf	Shea Leaching Chamber 4x4x4 x 14 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 14 Chambers in 2 Rows
#3	98.00'	13 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		792 cf	Total Available Storage

Storage Group A created with Chamber Wizard

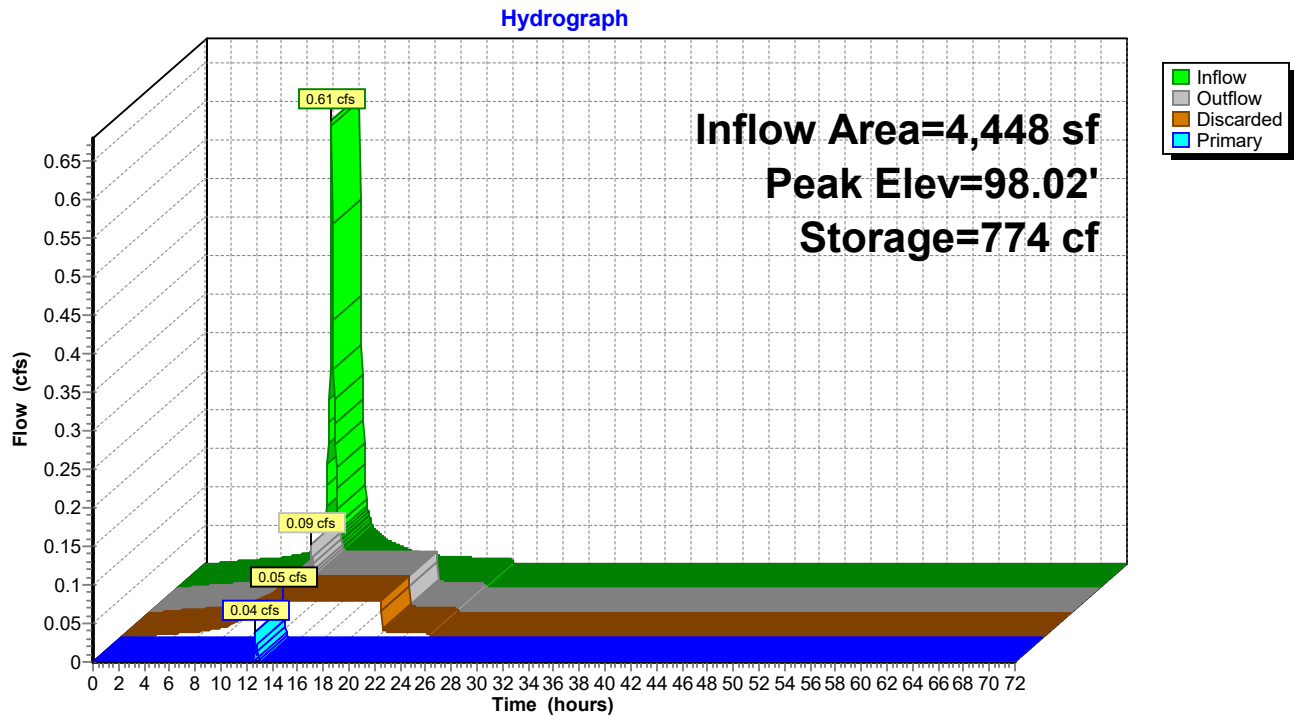
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.00	13	0	0
99.00	13	13	13

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.50'	8.270 in/hr Exfiltration over Surface area
#2	Primary	98.00'	20.0" x 0.7" Horiz. Orifice/Grate C= 0.600 in 20.0" x 1.0" Grate (70% open area) Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.60 hrs HW=98.01' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.04 cfs @ 12.65 hrs HW=98.02' (Free Discharge)
 ↑ **2=Orifice/Grate** (Weir Controls 0.04 cfs @ 0.50 fps)

Pond 4P: Shea 4x4x4 Galleys



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=959 sf 0.00% Impervious Runoff Depth=4.49"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.11 cfs 359 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,500 sf 100.00% Impervious Runoff Depth=7.93"
Tc=6.0 min CN=98 Runoff=0.63 cfs 2,313 cf

Subcatchment 6S: Proposed Collected Runoff Area=948 sf 0.00% Impervious Runoff Depth=6.73"
Tc=6.0 min CN=88 Runoff=0.16 cfs 532 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.47 cfs 738 cf
Outflow=0.47 cfs 738 cf

Pond 4P: Shea 4x4x4 Galleys Peak Elev=98.75' Storage=789 cf Inflow=0.79 cfs 2,845 cf
Discarded=0.05 cfs 2,466 cf Primary=0.41 cfs 379 cf Outflow=0.46 cfs 2,845 cf

Total Runoff Area = 5,407 sf Runoff Volume = 3,204 cf Average Runoff Depth = 7.11"
35.27% Pervious = 1,907 sf 64.73% Impervious = 3,500 sf

126 BROADWAY PROPOSED submittal 2

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proposed
Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 27

Summary for Subcatchment 1S: Existing Uncollected

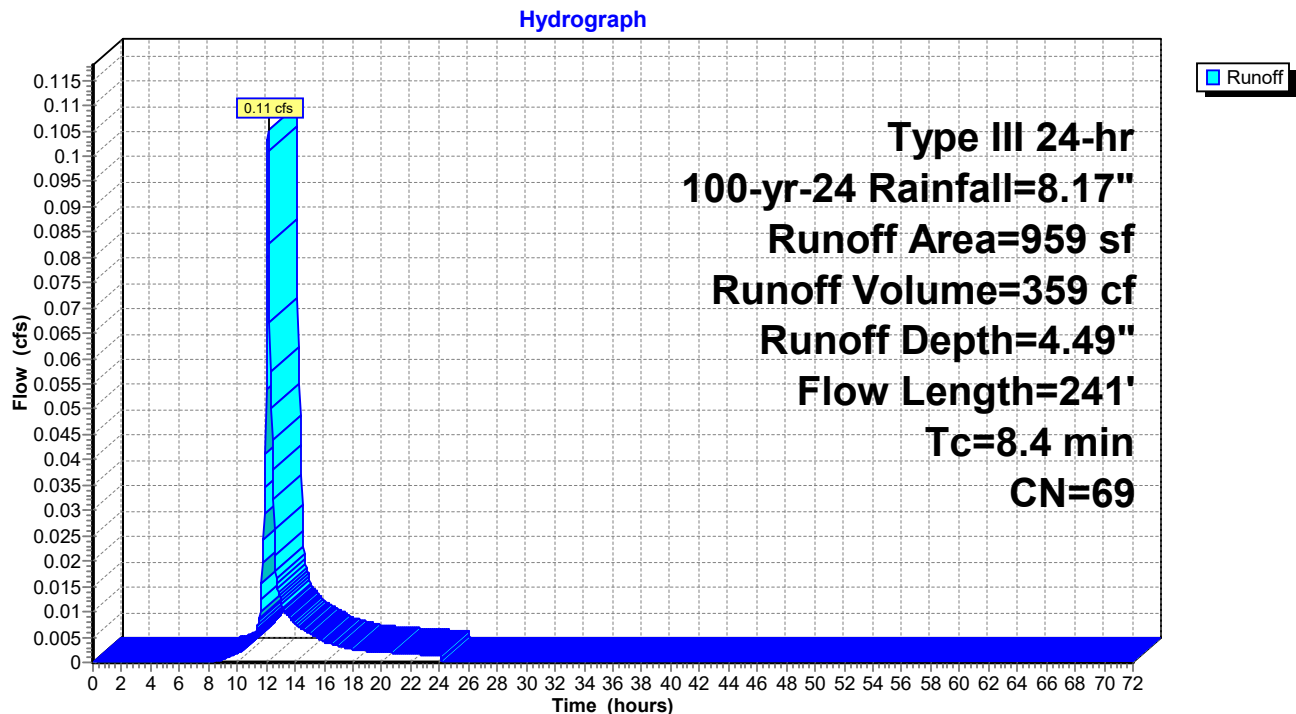
Runoff = 0.11 cfs @ 12.12 hrs, Volume= 359 cf, Depth= 4.49"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

Area (sf)	CN	Description
* 483	88	Driveway/Walkways, HSG A
476	49	50-75% Grass cover, Fair, HSG A
959	69	Weighted Average
959		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		Shallow Concentrated Flow, SCF
					Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



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Page 28

Summary for Subcatchment 2S: Proposed Collected Structure

Runoff = 0.63 cfs @ 12.09 hrs, Volume= 2,313 cf, Depth= 7.93"
Routed to Pond 4P : Shea 4x4x4 Galleys

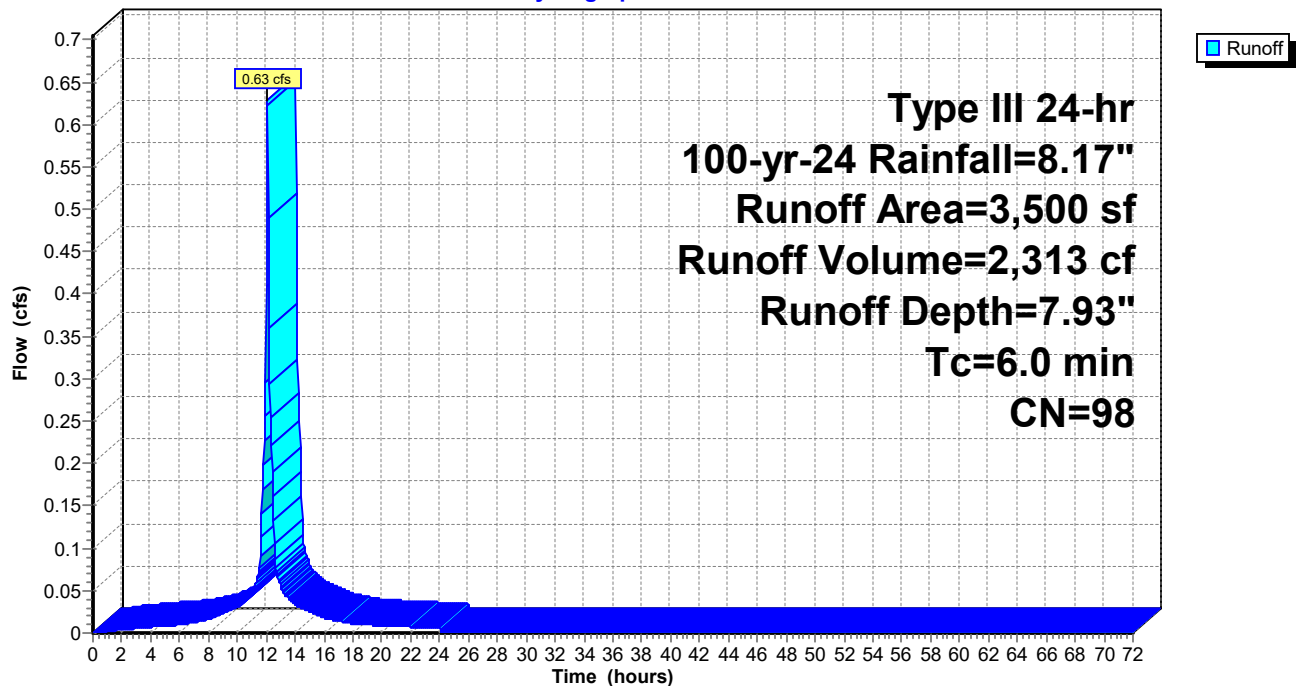
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	3,500	98	Structure, HSG A
	3,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0				Total, Increased to minimum Tc = 6.0 min

Subcatchment 2S: Proposed Collected Structure

Hydrograph



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Type III 24-hr 100-yr-24 Rainfall=8.17"

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Page 29

Summary for Subcatchment 6S: Proposed Collected Driveway

Runoff = 0.16 cfs @ 12.09 hrs, Volume= 532 cf, Depth= 6.73"
Routed to Pond 4P : Shea 4x4x4 Galleys

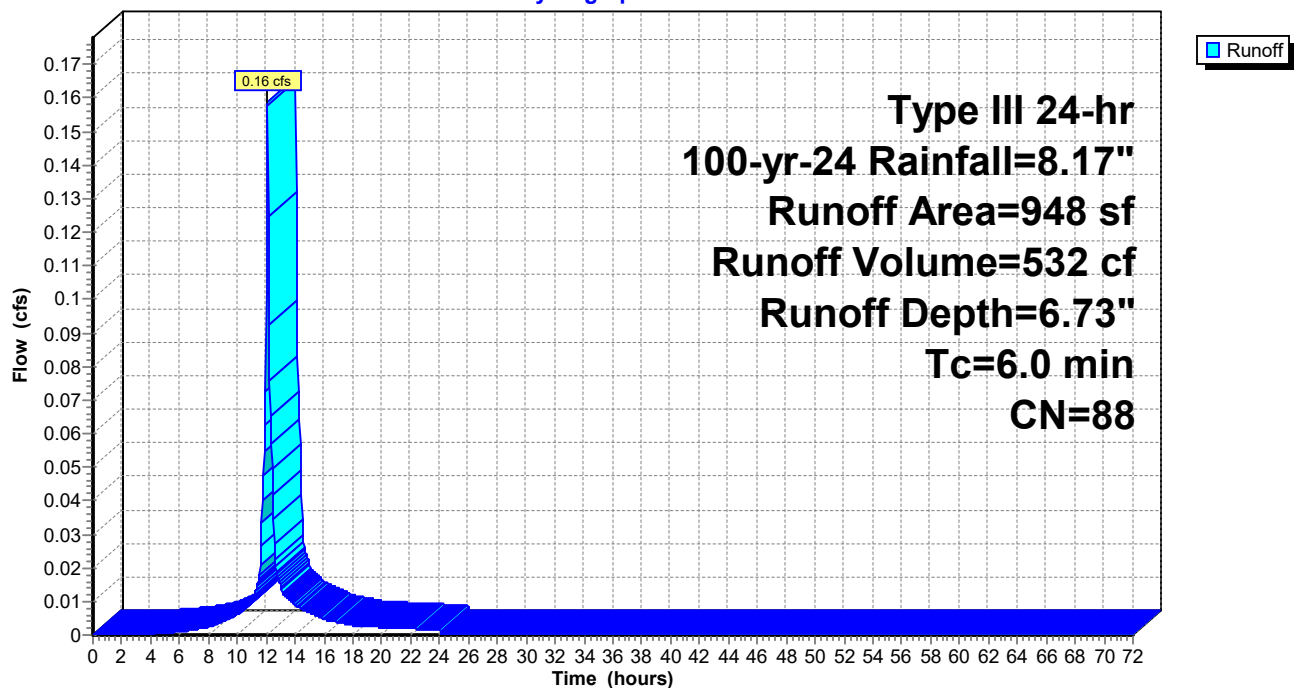
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

Area (sf)	CN	Description
* 948	88	Impervious Pavement, HSG A
948		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					Direct Entry, Direct Entry
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: Proposed Collected Driveway

Hydrograph



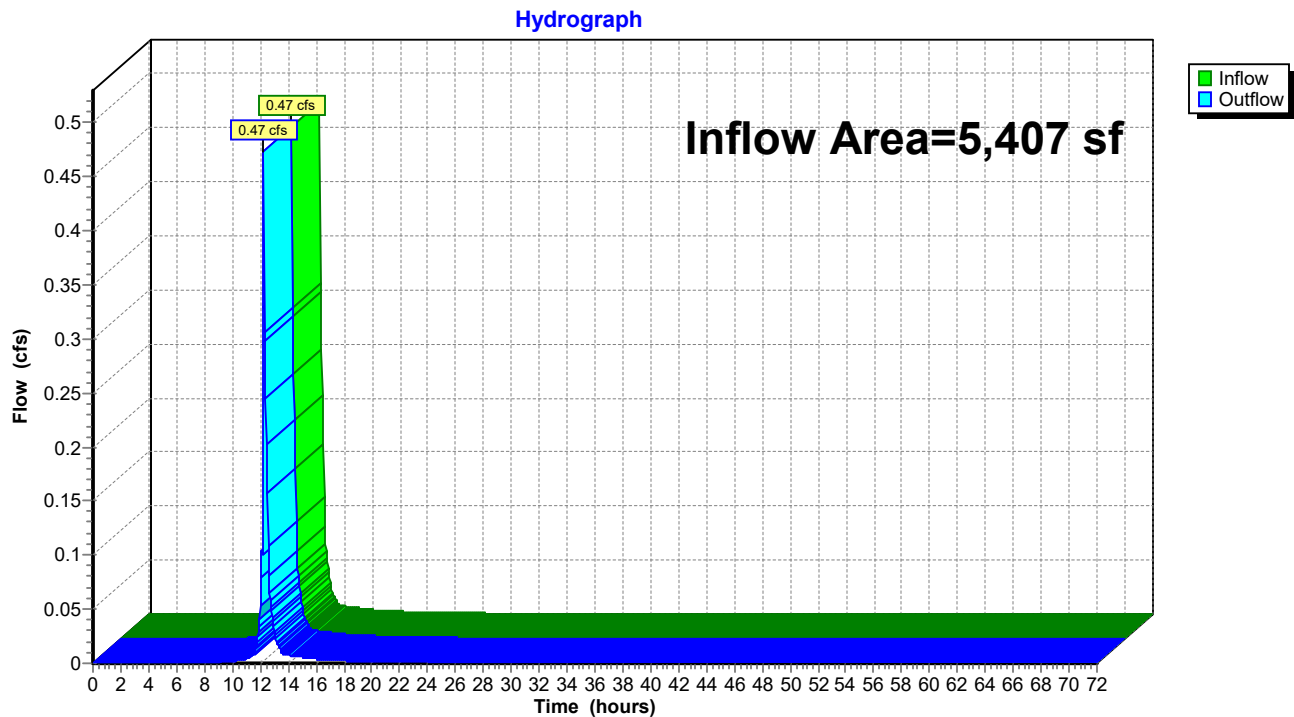
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 64.73% Impervious, Inflow Depth = 1.64" for 100-yr-24 event
 Inflow = 0.47 cfs @ 12.25 hrs, Volume= 738 cf
 Outflow = 0.47 cfs @ 12.25 hrs, Volume= 738 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 5R

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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Page 31

Summary for Pond 4P: Shea 4x4x4 Galleys

Inflow Area = 4,448 sf, 78.69% Impervious, Inflow Depth = 7.68" for 100-yr-24 event
 Inflow = 0.79 cfs @ 12.09 hrs, Volume= 2,845 cf
 Outflow = 0.46 cfs @ 12.25 hrs, Volume= 2,845 cf, Atten= 42%, Lag= 9.8 min
 Discarded = 0.05 cfs @ 12.20 hrs, Volume= 2,466 cf
 Primary = 0.41 cfs @ 12.25 hrs, Volume= 379 cf
 Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 98.75' @ 12.25 hrs Surf.Area= 265 sf Storage= 789 cf

Plug-Flow detention time= 103.6 min calculated for 2,845 cf (100% of inflow)
 Center-of-Mass det. time= 103.6 min (852.2 - 748.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	93.50'	130 cf	9.00'W x 28.00'L x 4.75'H Field A 1,197 cf Overall - 873 cf Embedded = 324 cf x 40.0% Voids
#2A	94.00'	649 cf	Shea Leaching Chamber 4x4x4 x 14 Inside #1 Inside= 42.2"W x 45.0"H => 13.25 sf x 3.50'L = 46.4 cf Outside= 54.0"W x 51.0"H => 15.58 sf x 4.00'L = 62.3 cf 14 Chambers in 2 Rows
#3	98.00'	13 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		792 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.00	13	0	0
99.00	13	13	13

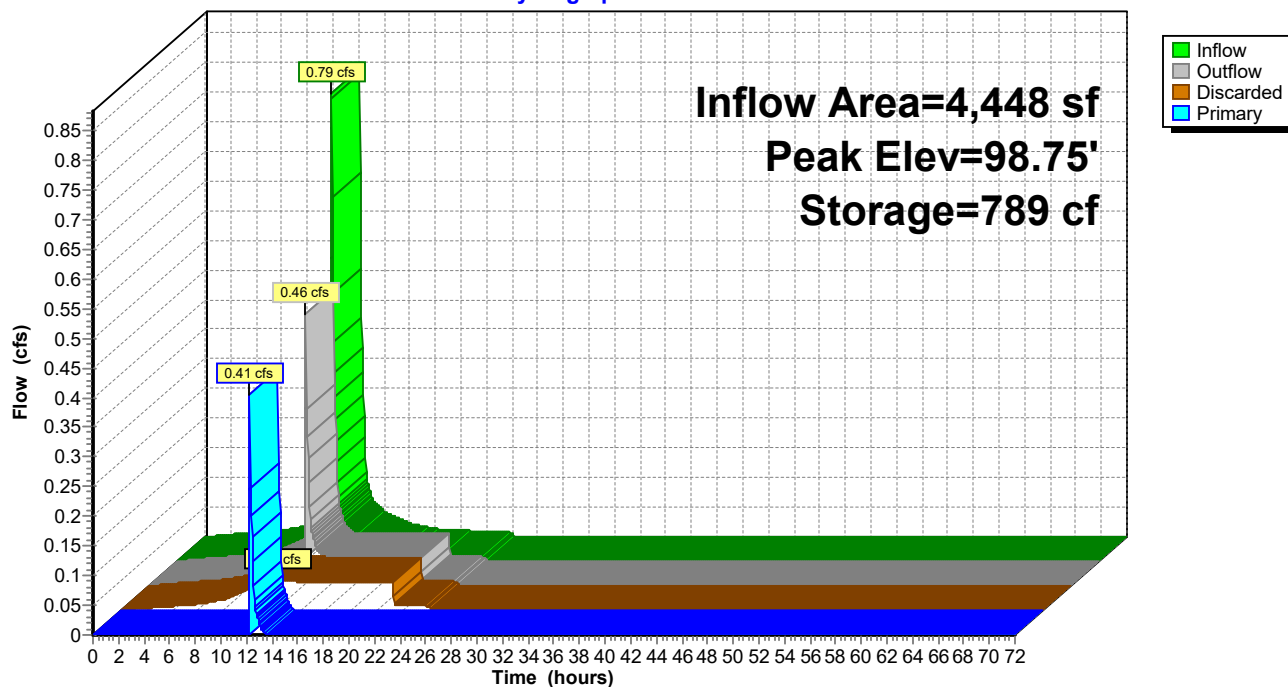
Device	Routing	Invert	Outlet Devices
#1	Discarded	93.50'	8.270 in/hr Exfiltration over Surface area
#2	Primary	98.00'	20.0" x 0.7" Horiz. Orifice/Grate C= 0.600 in 20.0" x 1.0" Grate (70% open area) Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 12.20 hrs HW=98.28' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.41 cfs @ 12.25 hrs HW=98.75' (Free Discharge)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.17 fps)

Pond 4P: Shea 4x4x4 Galleys

Hydrograph



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proposed
Table of Contents
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TABLE OF CONTENTS

Project Reports

- 1 Routing Diagram
- 2 Area Listing (all nodes)
- 3 Soil Listing (all nodes)
- 4 Ground Covers (all nodes)

2-yr-24 Event

- 5 Node Listing
- 6 Subcat 1S: Existing Uncollected
- 7 Subcat 2S: Proposed Collected Structure
- 8 Subcat 6S: Proposed Collected Driveway
- 9 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM
- 10 Pond 4P: Shea 4x4x4 Galleys

10-yr-24 Event

- 12 Node Listing
- 13 Subcat 1S: Existing Uncollected
- 14 Subcat 2S: Proposed Collected Structure
- 15 Subcat 6S: Proposed Collected Driveway
- 16 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM
- 17 Pond 4P: Shea 4x4x4 Galleys

25-yr-24 Event

- 19 Node Listing
- 20 Subcat 1S: Existing Uncollected
- 21 Subcat 2S: Proposed Collected Structure
- 22 Subcat 6S: Proposed Collected Driveway
- 23 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM
- 24 Pond 4P: Shea 4x4x4 Galleys

100-yr-24 Event

- 26 Node Listing
- 27 Subcat 1S: Existing Uncollected
- 28 Subcat 2S: Proposed Collected Structure
- 29 Subcat 6S: Proposed Collected Driveway
- 30 Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM
- 31 Pond 4P: Shea 4x4x4 Galleys

APPENDIX H

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Party Responsible for Maintenance:

The Contractor will be responsible for pollution prevention and erosion and sediment controls as follows below.

Stormwater Management and Erosion Control Plan:

Refer to the approved site plans for details regarding the stormwater management system and erosion control plans. The plans provide the minimum requirements for the prevention of erosion and sedimentation due to construction impacts.

General Construction Sequence:

1. After all permits are issued, the general construction sequence is as follows:
2. Set erosion control along the site as shown in the approved plans.
3. Mobilize construction equipment to site.
4. Remove existing structure
5. Remove topsoil (remove off site as needed)
6. Perform construction of dwelling
7. Install utilities (order to be determined by contractor).
8. Prepare final grading prior to paving/final landscaping.
9. Stabilize the site as shown in the approved plans.

Erosion and Sedimentation Control During Construction Activities

The Contractor shall comply with the following temporary erosion and sediment control to minimize the discharge of pollutants in the stormwater from construction activities.

Construction Entrance:

A construction entrance is to be installed as shown on the approved plans. All sediment tracked, spilled, dropped, or washed onto the public right-of-way will be swept up immediately and properly disposed off-site. Sediment will be swept from the driveway at least weekly, or more often if necessary.

Haybales & Silt Fence

Filtrexx Soxx are proposed to be installed as shown on the plan as an erosion control barrier. The perimeter controls are to be installed prior to the commencement of any work on-site in accordance with the design plans. The Contractor shall keep additional haybales and silt fencing weather protected on site in case the original perimeter controls need to be replaced.

Erosion control barriers will be inspected weekly and immediately after storm events to ensure it is intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the base if it reaches one-third the height of the wattle and properly disposed off-site. If accumulated sediment is creating noticeable strain on the fabric and might fail from a sudden storm event, the sediment will be removed more frequently. Before the hay bales and silt fence are removed from the project area,

the sediment will be removed. The erosion control barriers will be removed and properly disposed of off-site following the stabilization of disturbed areas **and approval from Town Permitting Authority**. The hay bales will likely need to be replaced if the construction extends over 6 months.

Surface Stabilization:

The surface of all disturbed areas shall be stabilized during and after construction as soon as practical but no more than fourteen days after construction activity has temporarily or permanently ceased on that portion of the site. Temporary measures shall be taken during construction to prevent erosion and siltation. No construction sediment shall be allowed to enter any infiltration systems. All disturbed slopes will be stabilized with a permanent vegetative cover. Stabilization netting or tackifier applied with hydroseeding shall be used on all slopes greater than 3:1. Some or all of the following measures will be utilized on this project as conditions may warrant.

1. Temporary Seeding
2. Temporary Mulching
3. Permanent Seeding
4. Hydroseeding
5. Placement of Hay
6. Placement of Jute Netting

Water shall be applied as required to control dust on site.

Stockpile Area:

Locate the stockpile area so it does not interfere with work on the site. A-Horizon soils shall be separate from B and C horizon soils. Existing soils and imported soils should not exceed a 2:1 slope. Surround all stockpiles with silt fence or erosion control socks if piles are to be untouched for more than 5 days. If the piles are to be unused for 14 days or more, the piles are to be seeded or covered with plastic or mulch.

Street Sweeping:

Any sediment tracked onto public right-of-way or parking areas shall be swept at the end of each working day.

Pollution Prevention

A typical construction site generates pollutants through construction activities. The following identifies preventative measures to reduce the opportunity for pollutants to enter the stormwater runoff stream.

Waste Management

All waste materials will be collected and disposed of into one metal trash dumpster in the materials storage area. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted on site and the individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

Trash dumpsters will be installed once the materials storage area has been established. The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken to a landfill. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.

Hazardous or Toxic Waste

Hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids shall not be placed in the dumpster and disposed of daily accordingly with local, state, and federal regulations.

Construction Vehicles & Equipment

Construction vehicles and equipment shall be parked outside the 100 ft buffer at the end of each working day. Refueling should be performed off site. If refueling is to occur onsite it must be performed beyond the 100 ft buffer.

Spill Prevention & Response Plans

Spill Control Practices shall be in conformance with the guidelines set forth in the NPDES CGP 2017. Spills must be cleaned up immediately, using dry cleanup methods where possible and dispose of used materials properly. Spill areas may not be cleaned up by hosing the area down. The source of the spill must be eliminated to prevent a discharge or a continuation of an ongoing discharge. Spill kits shall be readily available onsite during construction.

Maintenance:

- The site contractor will be responsible for implementing each control identified as part of this Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan.
- The site contractor will be responsible for inspecting all sediment and erosion controls periodically and after each rainfall event. Records of the inspections shall be prepared and maintained on-site by the contractor.
- Damaged or deteriorated items will be repaired immediately after identification or at the direction of the Commission.
- The Site Contractor shall comply with the General Notes regarding Erosion Control as shown on the Site Plans.
- Sediment shall be removed from barriers when it reaches one-half the height of the barrier or as determined by periodic field inspection or manufacturer recommendations.
- The stabilized construction exits shall be inspected weekly. The exits shall be maintained by adding additional clean, angular, durable stone to remove sediment from the tires of construction vehicles when exiting the site. Adjacent roadways shall be kept clean and swept as needed to avoid deposition of sediment as a result of construction traffic exiting the Site.
- Dust pollution shall be controlled using an on-site water source and/or an approved soil stabilization product.
- Erosion control structures shall remain in place until all disturbed earth has been securely stabilized. After removal of structures, disturbed areas shall be regraded and stabilized as necessary.

APPENDIX I

Longterm Pollution Prevention Plan

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____ (signature)

Date: _____

Maintenance of Pavement Systems:

Regular maintenance of pavement surface will prevent pollutants such as oil and grease, trash and sediments from entering the stormwater system and/or resource areas. The following practices should be performed.

- Utilize vacuum sweepers to clean asphalt surfaces seasonally or as needed. Dispose of collected materials off site.
- Check loading and dumpster areas (if applicable)
- Routinely pick up and remove litter from parking areas and surrounding landscape areas.

Maintenance of Stormwater Structures:

All stormwater structures should be maintenance in accordance with the O&M submitted with this report.

Maintenance of Vegetated Areas:

Regular maintenance of vegetated areas can prevent the pollution of stormwater runoff by controlling the source of the pollutants such as suspended sediments, excess nutrients, and chemicals from landscape care products. The following practices should be implemented.

- Inspect vegetated areas on semi-annual basis, remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Clean any soil deposited on pavement.
- Reseed bare areas of lawn.
- Avoid cutting grass shorter than 4" in height.

OPERATIONS AND MAINTENANCE PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

Plan Reference:

Plan Title:

Date:

Prepared by:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____(signature)

Date: _____

Inspections will be performed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook. The Site Plans identify the location of each BMP to be inspected and maintained as described in this Section.

The following stormwater management system features will be evaluated during each inspection:

Vegetated Surfaces:

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

All vegetative surfaces will be observed to identify locations of settlement, erosion, and other impacts from the proposed redevelopment.

Driveway Sweeping

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

The driveway shall be inspected at least every six months for sweeping. Sweeping shall be performed immediately following final snowmelt and completion of winter sanding. Sweeping shall be performed after every major storm event in the non-freezing months. Disposal of the sweepings must be in accordance with applicable local, state and federal guidelines and regulations.

Stormwater Infiltration Chambers:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

Subsurface infiltration management systems should be inspected quarterly for sediment accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the chambers. The system should be inspected via the inspection ports provided and should include the inlet to the system. A log of the sediment depth should be maintained. Measure the sediment depth visually by opening the inspection port and the use of a flashlight and measuring rod. If sediment reaches a three-inch depth, the sediment is to be removed by vacuum or jet spray.

Downspouts

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The downspouts shall be inspected quarterly for sediment / leaf accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the downspouts. The system shall be inspected via the cleanout as shown in the details in the approved site plan.

Discharge Trench/Interceptor Drain:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The discharge trench should be inspected quarterly for sediment accumulation, blockages, and structural deficiencies. Discharge trench should be vacuumed as needed. The discharge trench must be inspected 48-hours after every major storm for signs of blockage and excess sedimentation.

Reporting and Record Keeping:

The responsible party shall be responsible for maintaining accurate logs for all maintenance and inspections. The maintenance logs shall be kept on site for a minimum of five (5) years and be available for inspection by the City of Arlington. An example of a site maintenance log is attached at the end of the O&M Plan.

Changes to O&M Plan:

The owner of the stormwater management system shall notify the City of Arlington or its designated reviewing agent of changes in ownership or assignment of financial responsibility.

By signing below the responsible party agrees that they have read and understood the O&M plan required by the City of Arlington.

_____(signature)

Illicit Discharge Statement

At no time will the owner or any: other individual utilizes the stormwater management system for any purpose other than its intended use. The stormwater management system as shown on the attached site plan at no time shall receive discharges other than stormwater, this includes "wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, raw materials, toxic pollutants, hazardous substances, oil or grease."

_____(signature)

Stormwater Operations and Maintenance BMP Inspection Form

Project Address:

Owner:

Inspection By: _____

Date of Inspection: _____

Date of Recent Rainfall/Storm: _____

Reason for Inspection: _____

	Condition	Action Required
Vegetation:		

	Condition	Action Required
Driveway Sweeping:		

Infiltration System Components:

	Sediment Depth	Water Depth	Action Required
Chamber System			
Downspouts			
Interceptor Drain			

Notes/Diagram:

Storage and Use Requirements for Fertilizers, pesticides and herbicides:

Limit fertilizer and pesticide/herbicide use. Use only as directed by licensed/train landscape professionals. No fertilizers, pesticides or herbicides to be used within the 100 ft buffer without approval from Conservation. Store all chemicals off site.

Management of Snow & Ice:

Snow removal is to be performed by a private contractor. Snow is to be stockpiled in the designated snow storage area shown on the approved plans. The amount of deicing chemicals shall be reduced to the minimum amount needed to provide safe pedestrian and vehicle travel. The following practices should be performed.

- No oil or sodium chloride shall be used during or after construction for the control of dust or ice and snow.
- Devices used for spreading deicing materials should be capable of varying the rate of application based on the site-specific condition.
- Salt and Sand should be stockpiled off site.

Spill Prevention and Response

Sources of potential spill hazards include vehicle fluids, liquid fuels, pesticides, paints, solvents, and liquid cleaning products. The majority of the spill hazards would likely occur within the building and would not enter the stormwater drainage system. However, there are spill hazards from vehicle fluids or liquid fuels located outside of the buildings. These exterior spill hazards have the potential to enter the stormwater drainage system and are to be addressed as follows:

- Spill Hazards of pesticides, paints, and solvents shall be remediated using the Manufacturers' recommended spill cleanup protocol.
- Vehicle fluids and liquid fuel spill shall be remediated according to the local and state regulations governing fuel spills.
- The owner shall have the following equipment and materials on hand to address a spill cleanup: brooms, dust pans, mops, rags, gloves, absorptive material, sand, sawdust, plastic and metal trash containers.
- All spills shall be cleaned up immediately after discovery.
- Spills of toxic or hazardous material shall be reported, regardless of size, to the Massachusetts Department of Environmental Protection at 888-304-1133.
- Should a spill occur, the pollution prevention plan will be adjusted to include measures to prevent another spill of a similar nature. A description of the spill, along with the causes and cleanup measures will be included in the updated pollution prevention plan

Vehicle Washing:

Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons during dry weather conditions, as the detergent-rich water used to wash the grime off the vehicle enters the stormwater drainage system. The proposed project does not include any designated vehicle washing areas, nor is it expected that any vehicle washing will take place onsite at such frequency to cause concern.

Illicit Discharges:

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

Septic System Maintenance:

Not applicable.

Ruben Valenzuela, Architect, LEED AP BD+C

51 Skyline Drive

West Yarmouth, MA 02673

(508) 394-2931

Date: August 7, 2025

To: Department of Planning and Community Development
Town of Arlington, MA

Re: LEED Checklist Summary – 126 Broadway Mixed-Use Development

Dear Members of the Planning Board,

On behalf of Steve Maimone and Tim Johnson Architect, LLC, we are pleased to submit the enclosed LEED Checklist Summary for the proposed mixed-use development located at **126 Broadway** in Arlington, MA. This submission is part of our ongoing efforts to align the project with the Town's sustainability goals and responsible development practices.

While this project is not currently pursuing formal LEED certification, we have prepared a preliminary LEED checklist to serve as a guiding framework for integrating sustainable practices throughout the design and construction process. This approach supports informed decision-making and a thoughtful application of green building principles.

Key areas of focus include:

- The use of sustainable materials and resource-efficient construction practices,
- Strategies to enhance energy and water efficiency,
- Improvements in indoor air quality and overall indoor environmental conditions.

We believe this development will be a valuable addition to the Town's built environment and demonstrates a thoughtful approach to sustainable urban growth while addressing the need for affordable housing.

Thank you for your time and consideration. Please feel free to contact us should you have any questions. We look forward to supporting the Planning Board throughout the review process.

Sincerely,

Ruben Valenzuela, Architect, LEED AP BD+C

LEED Project Coordinator

Tim Johnson Architect, LLC

cc: Steve Maimone, Owner/Agent



LEED v4.1 BD+C New Construction

Project Checklist

Project Name: 126 Broadway, Arlington, MA.

Date: 8-7-2025

Y ? N

			Credit	Integrative Process	1
--	--	--	--------	---------------------	---

15	0	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site and Equitable Development	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
			Credit	Electric Vehicles	1

4	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Protect or Restore Habitat	2
			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

5	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1			Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Optimize Process Water Use	2
			Credit	Water Metering	1

4	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Grid Harmonization	2
3			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

0	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Environmental Product Declarations	2
			Credit	Sourcing of Raw Materials	2
			Credit	Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

14	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	0	0	Innovation		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

43	0	0	TOTALS		Possible Points: 110
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Certified: 40 to 49 points, **Silver:** 50 to 59 points,

Gold: 60 to 79 points, **Platinum:** 80 to 110

Note: Total score and all subcategory scores in this document of LEED checklist demonstrates the project's commitment to sustainability. As the project evolves, the scores and categories are subject to change.

TO:	Claire Ricker, DPCD Director	DATE:	November 7, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025156.00
CC:	Steve Maimone, 126 Broadway LLC Michael B. Cabral, Gelerman and Cabral, LLC		
SUBJECT:	126 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town, 126 Broadway (the Project) has developed a Transportation Demand Management (TDM) Plan. The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. Per the City of Arlington Zoning Bylaw Section 6.1.5 (C), all projects requesting a parking reduction must employ at least three TDM methods. The TDM methods per the Bylaws and those that will be provided by the Project are summarized in **Table 1**.

Table 1. TDM Methods Provided by the Project (Per Bylaw 6.1.5 (C))

TDM Method	Provided by Project?
C1. Charge for parking on-site	Yes (see below)
C2. Pay a stipend to workers or residents without cars	No
C3. Provide preferential parking for carpool vehicles	N/A
C4. Provide a guaranteed emergency ride home	N/A
C5. Provide transit pass subsidies	Yes (see below)
C6. Provide covered bicycle parking and storage	Yes (see below)
C7. Provide bicycle or car sharing on site	No
C8. Provide showers for business or industrial uses	No
C9. Provide charging stations for electric bicycles and scooters	Yes (see below)
C10. Provide parking for cargo bikes	No
C11. Be located within a quarter-mile walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes	N/A Located 0.3 miles from MBTA #77
C12. Other means acceptable to the Special Permit Granting Authority	see below
Total Number of TDM Methods provided by Project (3 required)	At least 4



Additional TDM strategies for the Project will include, but will not be limited to:

■ **General Strategies**

- Complimentary TDM brochures and resources (Bluebikes, MBTA, etc.).

■ **Transit Strategies**

- Orientation packets outlining transit availability for residents/employees;
- Provision of monthly Massachusetts Bay Transportation Authority (MBTA) LinkPasses (unlimited trips on local buses and subway) to tenants without parking spaces upon signing first year's lease agreement; and
- Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).

■ **Parking Strategies**

- Minimal parking will be available;
- Parking space fees of at least \$175/month per space are unbundled from residential fees associated with the lease of units; and
- Electric vehicle (EV) charging stations are provided.

■ **Bicycle Strategies**

- Secure, covered bicycle storage in a ground-floor bicycle room for residents;
- Outdoor bicycle racks for short-term visitors; and
- Post information about Bluebikes in the lobby.

The Project will continue working with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project site.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,400 square feet (sf) of ground-floor commercial use. The entrance to the commercial use will be from Broadway, and the entrance to the building lobby will be provided on Everett Street. Access to the covered parking area will continue to be from the existing driveway curb cut on Everett Street. Five vehicle parking spaces will be provided; two spaces will have access to a Level 2 EV charger. A secure bicycle room on the ground floor will accommodate storage for 22 bicycles, and two outdoor bicycle racks will provide four visitor bicycle parking spaces. **Table 2** summarizes the Project's mixed-use development program.



Table 2. Project Program

Land Use	Project
Residential	14 units
Commercial	1,400 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3567.01. The 2023 data indicate 40% commute via vehicle (car, truck, or van); 13% commute via public transportation; 9% bicycle or walk to work; and 38% of residents worked from home. **Table 3** summarizes the 2023 mode share for the site.

Table 3. Mode Share Summary

Land Use	2023 Census (Tract 3567.01)
Drove to Work	40%
Public Transportation	13%
Bicycle/Walk	9%
Work from Home	38%
Total	100%

Transportation Demand Management Plan

The Project will improve the pedestrian environment and encourage bicycle and transit use at the Project site.

ON-SITE TDM AMENITIES

The Project will improve pedestrian access by constructing an Americans with Disability Act- (ADA-) compliant ramp adjacent to the site at the corner of Broadway/Everett Street. The Project will reconstruct any existing sidewalks damaged during construction as necessary. A bicycle room with 22 bicycle spaces on the ground floor and four outdoor visitor spaces on bicycle racks near the building entrance will be provided to encourage bicycle use. A charging station will be provided in the bicycle room.



OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The MBTA #87 bus route operates adjacent to the site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue within two blocks of the site. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 4**.

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,000 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. A Bluebikes station is located on Nichols Avenue near Arlington Street, down the street from the Project. It is within a five-minute walk from the site.

Table 4. *Transit Service Summary*

Transit Route	Route Description	Weekday Service	Peak Hour/Headway (min.)	
			a.m.	p.m.
77	Arlington Heights – Harvard Station	4:49 a.m. – 1:29 a.m.	11	12
87	Arlington Center/Clarendon Hill – Lechmere Station	5:05 a.m. – 1:40 a.m.	18	25
350	North Burlington – Alewife Station	5:44 a.m. – 11:08 p.m.	25	30

** Source: MBTA 2025 System Map (June 15, 2025) and MBTA schedules (effective April 6, 2025).*

CARSHARE

Car sharing services enable easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Pick-up/drop-off locations are typically in existing parking lots or other parking areas throughout neighborhoods as a convenience to users of the services. Nearby car sharing services provide an important transportation option and reduce the need for private vehicle ownership. Zipcar is the primary car share company in the Metro Boston area. The following Zipcar locations are less than one mile from the site:

- Victoria Street/Broadway;
- 37 Broadway (Broadway and Silk Street); and
- Arlington Center (29 Mystic Street).

GELERMAN AND CABRAL, LLC

ATTORNEYS AT LAW
30 WALPOLE STREET
NORWOOD, MA 02062

TELEPHONE (781) 769-6900
FACSIMILE (781) 769-6989

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STEPHEN T. ALLEN
RORY BYRNE
DAVID HERN, JR. (OF COUNSEL)

ADDITIONAL OFFICES

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BOSTON (BY APPOINTMENT)
MEDFORD (BY APPOINTMENT)

MICHAEL B. CABRAL
MCABRAL@GELERMANCABRAL.COM

August 21, 2025

VIA EMAIL cricker@town.arlington.ma.us

Town of Arlington
Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 126 Broadway
Site Plan Review Docket 3862

Dear Members of the Redevelopment Board:

This firm represents 126 Broadway LLC (the “Applicant”), owner of the property located at 126 Broadway, Arlington, MA (the “Property”) in connection with its application for Site Plan Review (Docket 3862). This letter will serve as a response to the Board’s request for information relative to the proposal’s qualification for a fifth story under the bonus requirements of Town Bylaw Section 5.9.4.E.

As you are aware, the applicant proposes to demolish an existing two-family dwelling and construct a mixed-use building with one (1) commercial unit and fourteen (14) residential units on the Property which is located in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family (MBMF) Housing Overlay District. The proposed structure is 50 feet in height and includes five (5) stories. In the MBMF District, the maximum allowable height is 52 feet and the maximum number of stories is four (4), unless the Bonus provisions of Section 5.9.4.E are met.

Section 5.9.4.E(2) provides the following bonus incentive in the MBMF District:

In the MBMF Overlay District, *one additional story may be added* if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of *at least 22.5% of all units*.

Here, the Applicant's proposal includes 3 affordable units of the total 14 units proposed. To exceed 22.5% of all units and avail itself of the Section 5.9.4.E(2) Bonus, the Applicant must include 3.15 affordable units. This number is rounded down to 3 units total pursuant to Bylaw Section 8.2.3(A) as follows:

In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. *In determining the total number of affordable units required, calculation of a fractional unit of 0.5 or more shall be rounded up to the next whole number.*

Accordingly, the Applicant's proposal meets the Section 5.9.4.E(2) Bonus requirement by including 3 affordable units of its total 14 units and therefore qualifies the Applicant to add a fifth story to its proposal.

For the reasons set forth above, my client respectfully requests the approval of its application for site plan review. Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

/s/ Michael B. Cabral

Michael B. Cabral

Encl.
cc: Client

126 Broadway, Arlington MA Solar Assessment

16.28kW Solar Array Comprised of 37 Silfab 440W solar panels

1. The 37 panel ballasted solar array would generate an estimated 18,413kWh annually
2. The ballasted racking manufacturer and NFPA requirements result in a 3' setback from all roof edges.
3. The array utilizes available solar ready space on the south and east of the roof. The west side of the roof and the north edge are either shaded by the condenser locations, elevator head house and the roof access areas and are not viable for additional solar panels.

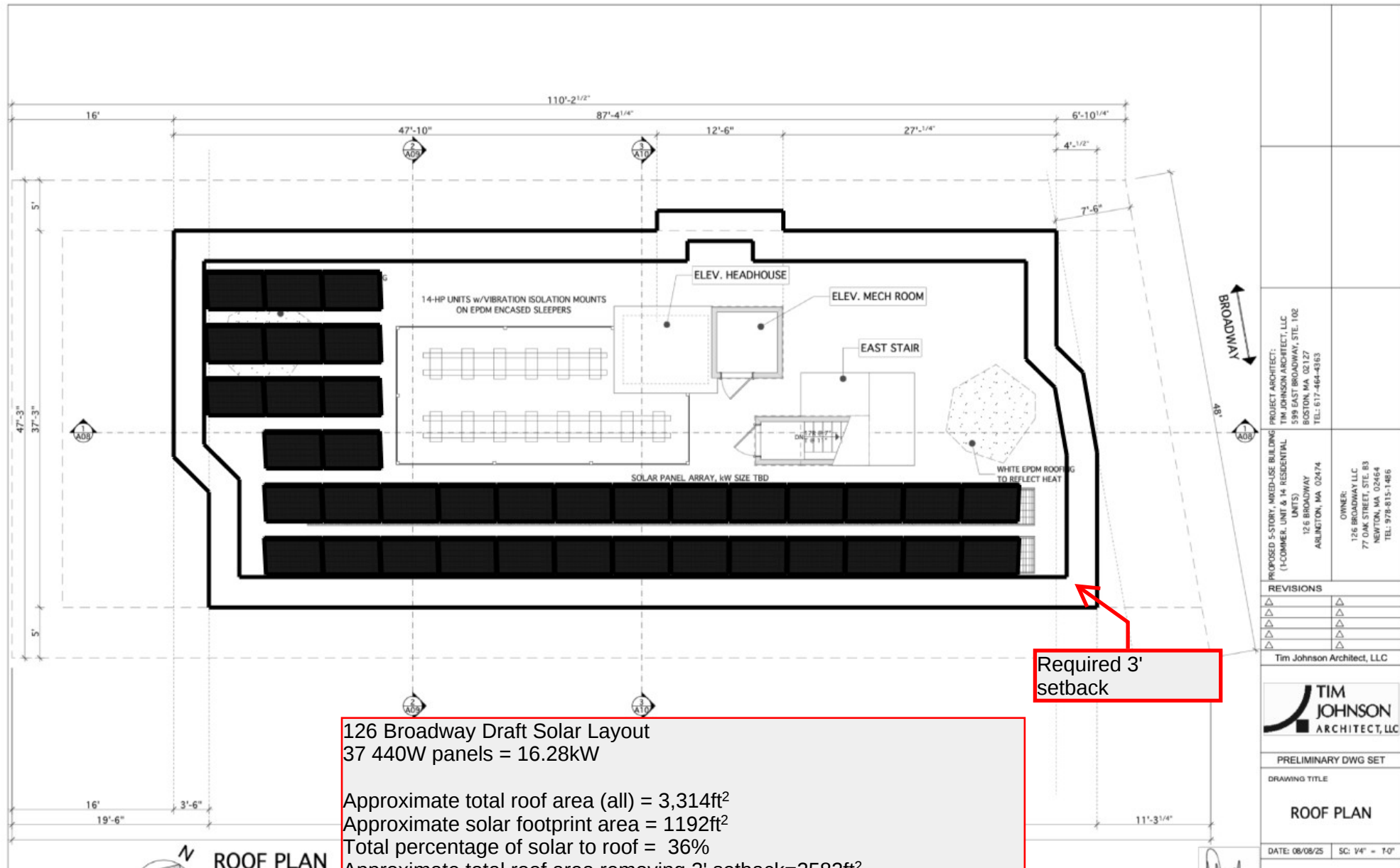
Addendum A – Solar Layout and Roof Percentage Calculations

Addendum B – Shade Study of Proposed Array

Addendum C – Ballasted Racking Specification Sheet

Addendum D – Proposed Solar Panel Specification Sheet

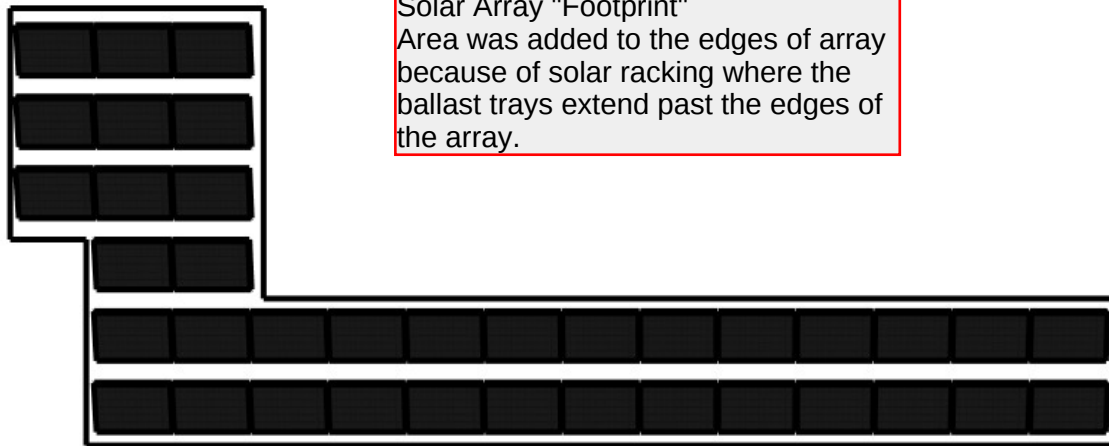
Addendum A



126 Broadway Draft Solar Layout
37 440W panels = 16.28kW

Approximate total roof area (all) = 3,314ft²
Approximate solar footprint area = 1192ft²
Total percentage of solar to roof = 36%
Approximate total roof area removing 3' setback=2582ft²
Total percentage of solar to roof = 46%
Approximate total "usable roof area" (excludes condensers, setbacks, head house and stair access and severely shaded areas) = 1579ft²
Total percentage of solar to roof = 75%

Addendum A



Shade Report - Steve Mamoine

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
126 Broadway, Arlington, MA 02474, USA	42.410255600000006, -71.1411499	Nov 4, 2025

Annual irradiance



Summary

Array ID	Panel count	Azimuth	Pitch	Annual TOF	Annual solar access	Annual TSRF
1	37	133°	10°	87%	96%	84%
Weighted average by panel count:					96%	84%

Monthly solar access % across arrays

Array ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	97	97	97	97	96	96	96	96	97	97	97	96

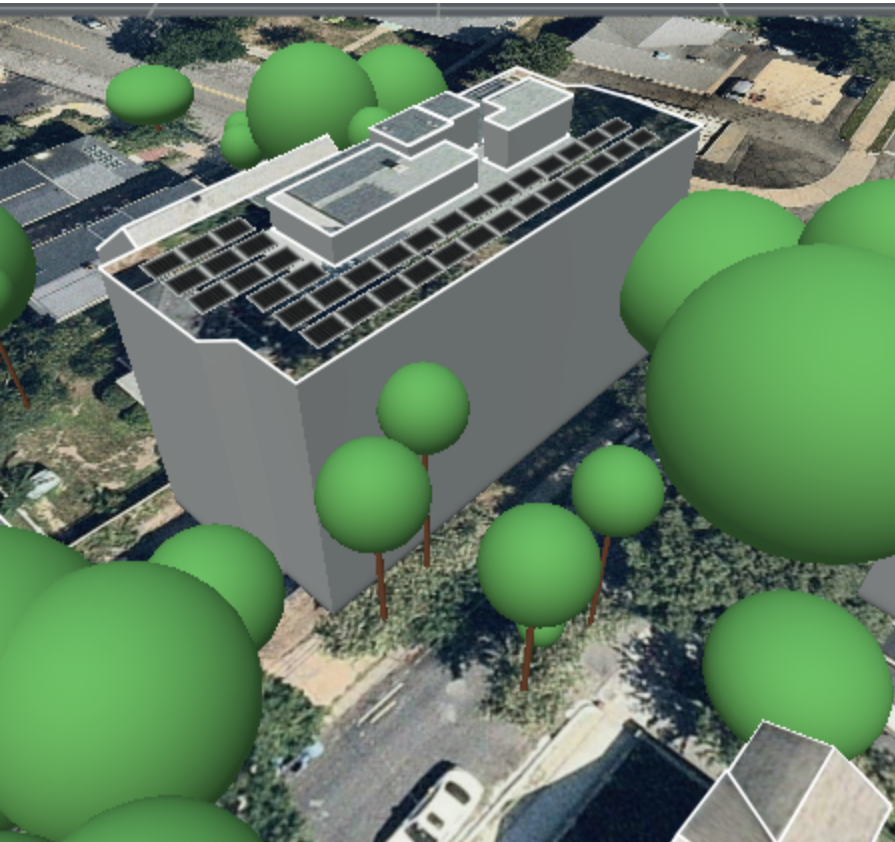
Shade Report - Steve Mamoine

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
126 Broadway, Arlington, MA 02474, USA	42.4102556000000006, -71.1411499	Nov 4, 2025

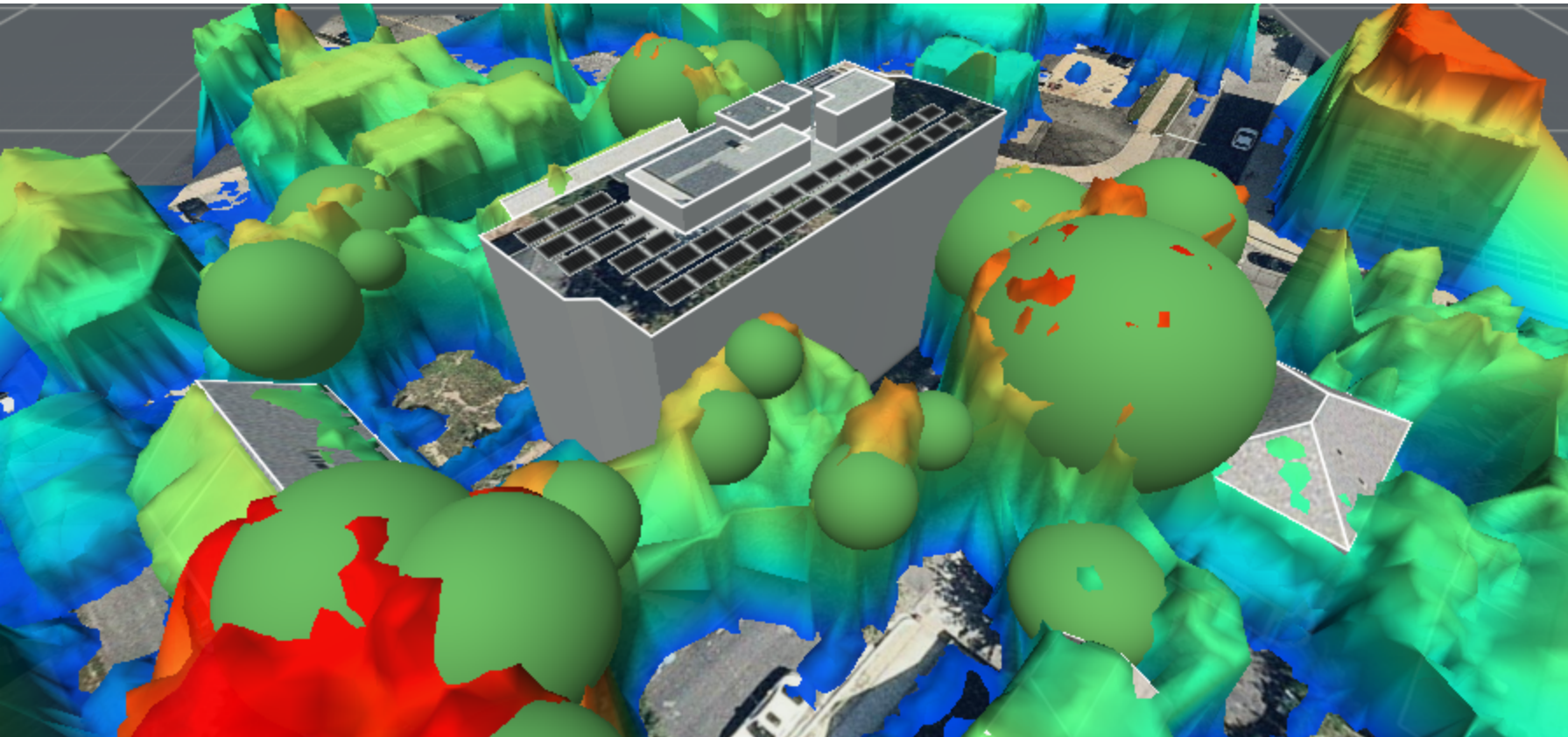
Zoomed out satellite view



3D model



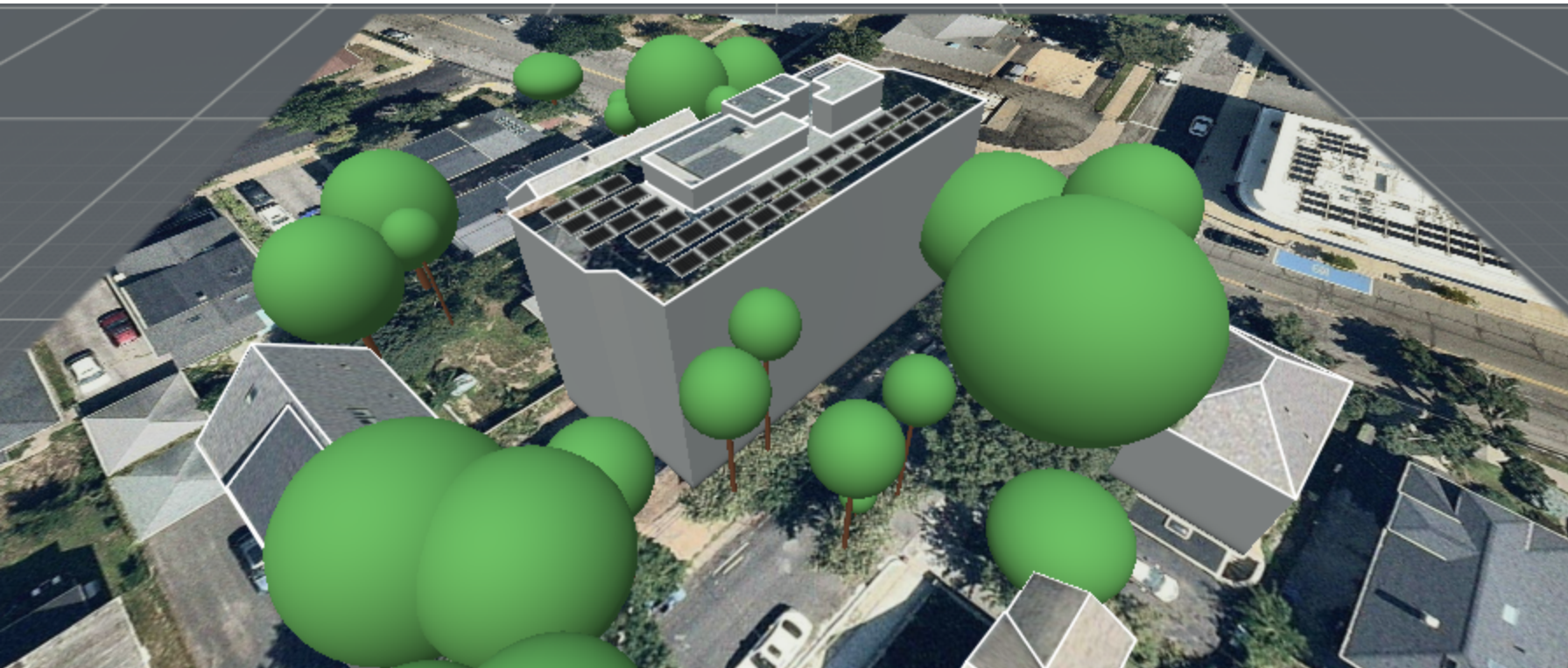
3D model with LIDAR overlay



Shade Report - Steve Mamoine

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
126 Broadway, Arlington, MA 02474, USA	42.4102556000000006, -71.1411499	Nov 4, 2025

Street view with corresponding 3D model



I, **Derek Brain**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

EcoFoot2[®]+

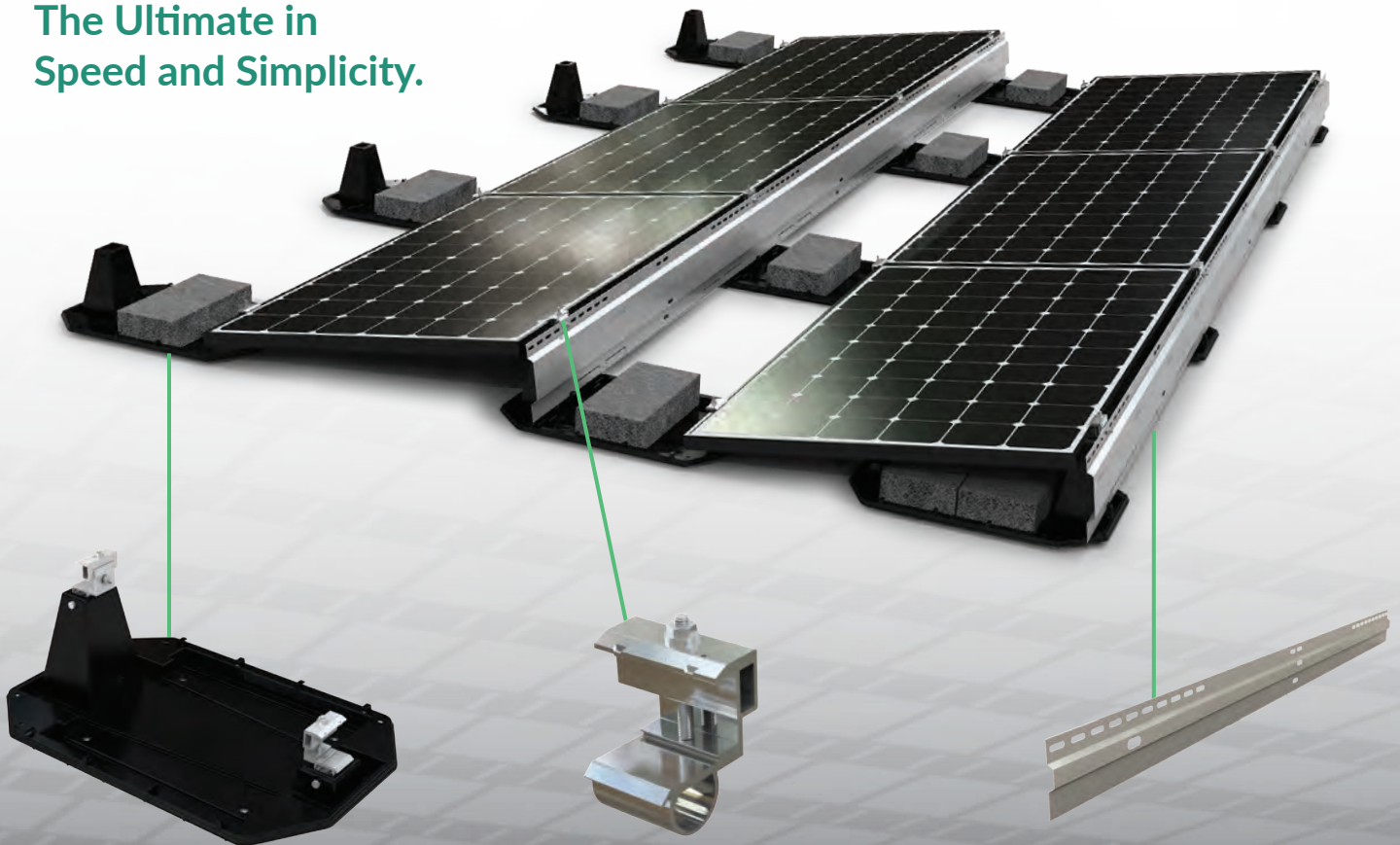
Addendum C

Ballasted Racking System

Installer-Preferred for Low-Slope Roofs

Three Main Components.

The Ultimate in
Speed and Simplicity.



Base

UL-Listed ASA based resin is a durable material commonly used for automotive and construction products. Wire Clips are built-in for easy wire management. Class A fire rated and UL2703 Certified.

Universal Clamp

The preassembled Universal Clamp is ready to go right out of the box. Simply drop the Clamp into the Base. Integrated Bond Pin achieves integrated grounding without the use of grounding washers. Fits 30-50mm module frames with a single component.

Wind Deflector

Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.



EcolibriumSolar

Unbeatable, Right Out of the Box.

No other racking products install flat roof arrays better than EcoFoot2+ Racking Solution. Installers prefer EcoFoot2+ because it's fast, simple, and durable. The line-up is unbeatable:

- Ready-to-go, preassembled components and simple installation
- No PV panel prep required: bases self-align
- Low-effort roof layout, just two chalk lines required
- No training required, 5-minute learning curve

Master the Most Challenging Rooftop



Stackable Bases fit up to 50kW of Bases delivered on a standard pallet.

System Benefits

- Low part count
- Rapid system deployment
- Preassembled Universal Clamp
- Increased design flexibility
- More ballast capacity
- Simplified logistics
- Ship up to 50kW per pallet

Validation Summary

- Certified to UL2703 Fire Class A for Type I and II modules
- Certified to UL2703
- Grounding and Bonding
- Wind tunnel tested to 150mph
- SEAOC seismic compliant
- CFD and structurally tested
- DNV GL rated at 13.5 panels per installer-hour

Technical Specifications

Dimensions: 26.5"L x 18.25"W x 8.3"H
 Typical System Weight: 3.5–6 lbs. per sq. ft.
 Module orientation: Landscape/Portrait
 Tilt angle: Landscape 10°/Portrait 5°
 Module inter-row spacing: 18.9"
 Roof pitch: 0° to 7°
 Clamping range: 30-50mm
 Ballast requirements: 4" x 8" x 16"
 Warranty: 25 years
 Slip sheets: not required by Ecolibrium Solar.
 If required by roofer, use 20"x29" under Base.



Commercial



Residential



Design Flexibility



Wire Management Built-In



Ecolibrium Solar

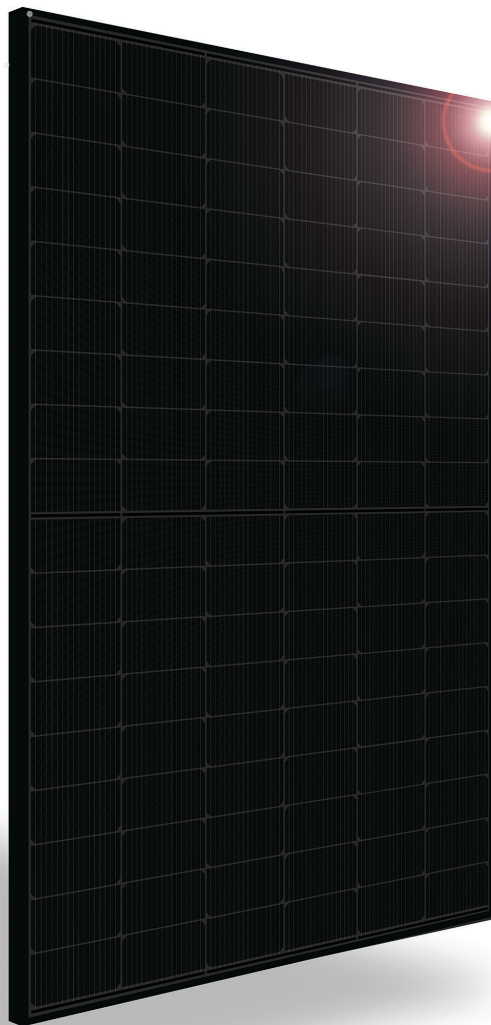
740-249-1877 | www.ecolibriumsolar.com
 507 Richland Avenue, Athens, OH 45701

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SILFAB
PRIME NTC

SIL-440 QD

SILFAB
SOLAR®



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/
30-Year Performance Warranty



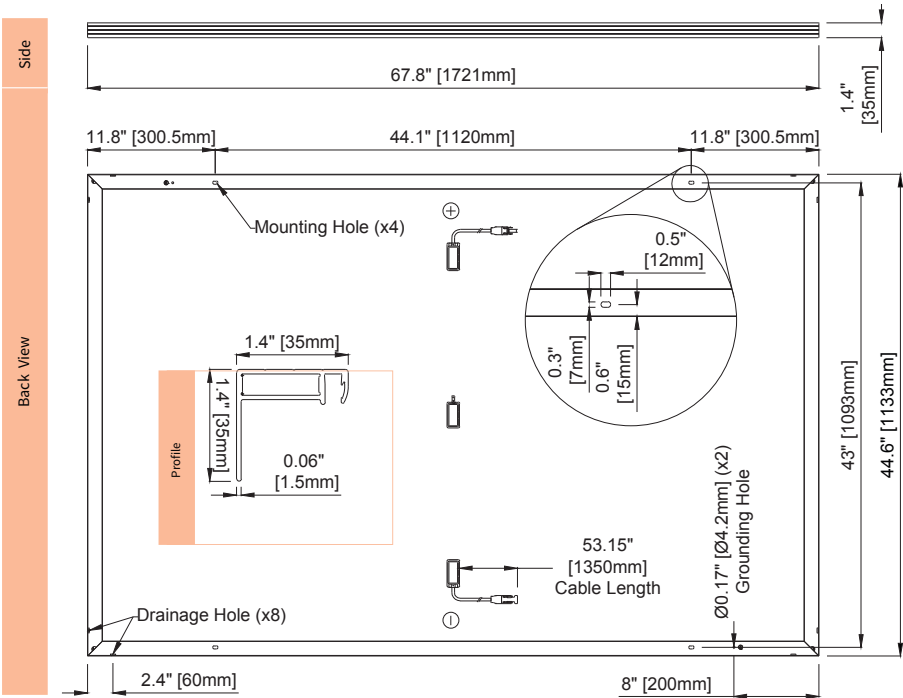
SILFABSOLAR.COM



Addendum D

ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.			
MECHANICAL PROPERTIES / COMPONENTS		METRIC	IMPERIAL
Module weight		21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*		4000 Pa rear load / 5400 Pa front load	83.5 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance		ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells		108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass		3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)		1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet		High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame		Anodized aluminum (Black)	
Junction Box		UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	
TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2 °C)	45 °C		
Operating temperature	-40/+85 °C		
CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
[SILFABSOLAR.COM](https://silfabsolar.com)

7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2Y3 Canada
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Silfab - SIL-440-QD-1800-8P-245
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Dussault Disposal

22 Towncrest Dr.
Wakefield, MA 01880
DuDumps.com
617-633-4094

Customer –
S. Maimone, Inc.
126 Broadway LLC
Arlington, MA 02474
10/28/25

Scope of Services

- Weekly trash and recycling service
- Trash and recycling to be picked up Tuesdays – Thursdays, 8am – 3pm



Chris Dussault - Owner Dussault Disposal

Dolan & Co., Inc.
PO BOX 833
MEDFIELD, MA 02052 US
+17812695163
dolanandcompany@gmail.com

Estimate

ADDRESS
126 Broadway LLC 77 Oak Street Suite B3 Newton, Ma 02464

ESTIMATE #	DATE	
2838	11/06/2025	

LOCATION:
126 Broadway Arlington

ACTIVITY	AMOUNT
11/06/2025	
Snow and Ice Management Plan	0.00
Snow Removal off property at the conclusion of each snow storm (All Inclusive Seasonal Price)	18,000.00
1) Remove all snow and from walkways and door areas 2) Remove snow and ice from city sidewalks 3) Remove all snow and ice from construction site driveways 4) Salt all walkways and door areas	

We look forward to servicing you.

TOTAL

\$18,000.00

Accepted By

Accepted Date

GELERMAN AND CABRAL, LLC

ATTORNEYS AT LAW
30 WALPOLE STREET
NORWOOD, MA 02062

TELEPHONE (781) 769-6900
FACSIMILE (781) 769-6989

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BOSTON (BY APPOINTMENT)
MEDFORD (BY APPOINTMENT)

MICHAEL B. CABRAL
MCABRAL@GELERMANCABRAL.COM

November 7, 2025

VIA EMAIL cricker@town.arlington.ma.us

Town of Arlington
Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 126 Broadway
Site Plan Review Docket 3862
MARKETING PLAN

Dear Members of the Redevelopment Board:

This firm represents 126 Broadway LLC (the “Applicant”), owner of the property located at 126 Broadway, Arlington, MA (the “Property”) in connection with its application for Site Plan Review (Docket 3862). This letter will serve as a summary of the Applicant’s marketing plan relative to the retail/commercial space that will be located on the ground floor of the Property and will provide a commercial/retail use in accordance with the MBMF Overlay District and any other applicable regulation.

Marketing Plan

- I. Engage with Town of Arlington Economic Development Department
 - a. Applicant has already been in communication with the Town Economic Development Director, Katie Luczai.
 - b. Early communications with the Director have resulted in the interest and possible tenancy of well-established local business with multiple location in Greater Boston area.

-
- c. Applicant will continue to with the Director on marketing plans, advertisements, discussions, plans, buildout proposals and timelines.

II. Gibson Sotheby's Real Estate

- a. Applicant has engaged Gibson Sotheby's of 620 Mass. Ave., Arlington to market and lease the Property, including commercial space;
- b. Gibson Sotheby's ranks #1 in market share in Arlington – providing greater outreach capacity and access to off market contacts/connections;
- c. Applicant has hired local Gibson Sotheby's agents, Margie Fitzpatrick and Philip Chaves to begin marketing and advertising efforts, commencing pre-construction, which shall include:
 - i. Signage at the Property
 - ii. Web presence detailing benefits of the space and neighborhood
 - iii. MLS listing
 - iv. Loop Net listing
 - v. Co-Star listing
 - vi. Crexi listing
 - vii. Dedicated marketing campaign with social media outreach
 - viii. Email outreach to Gibson Sotheby's database of more than 3000 contacts.

If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

/s/ Michael B. Cabral

Michael B. Cabral

cc: Client



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3862, 126 Broadway**

Notice is herewith given that an application has been filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Docket #3862 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to demolish an existing two-family dwelling and construct a mixed-use building with one (1) commercial unit and fourteen (14) residential units on the property located at 126 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

A Public Hearing will be held on Monday, July 21, 2025, at 7:30 pm, Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Ave, Arlington, MA.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

7/3/2025, 7/10/2025



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, Secretary Ex Officio
Subject: Updated Memo to Site Plan Review, 126 Broadway, Docket #3862
Date: November 13, 2025

This memo is provided as an update to the previous memos provided to the ARB at the Board meetings on August 11, 2025 and October 20, 2025. The following items were provided by the Applicant since the last hearing:

- Updated Architectural Plans and Drawings, dated November 6, 2025.
- Updated Civil Engineering Plans, dated November 6, 2025.
- Updated Transportation Demand Management Plan, dated November 7, 2025.
- Marketing Plan, dated November 7, 2025.
- Snow Management Plan, dated November 6, 2025.
- Solar Array Assessment, dated November 4, 2025.
- Updated Stormwater Management Plan and Checklist, dated November 6, 2025.
- Updated Trash Management Plan, dated October 28, 2025.

Staff noted that the affordable 2-bedroom unit shown on the plans is 861 SF. A minimum size of 900 SF would be required for SHI-eligibility.

These materials address the follow-up items requested by the ARB at the Board meeting on October 20, 2025, as follows:

Building Design:

- *The Board requested revised plans to address the following:*
 - *Discrepancy between the architectural plans and the civil plans regarding the building overhang;*
Updated plan sets have been received showing the discrepancy resolved.
 - *Building façade to be designed in such a way that it is contextual, the massing if broken down, the heaviness if alleviated; coloration of the building is too dark;*
Updated renderings and elevations have been provided. The glass block windows into the interior garage area have been removed. A lighter building coloration, larger windows on the Everett Street façade of the commercial unit, and cornices are proposed.
 - *Height of first floor to be appropriate for commercial use.*
The first floor is approximately 11 feet in height from floor to ceiling.

Additional requests:

- The Board requested these materials:
 - *Solar assessment in compliance with Section 6.4 of the Zoning Bylaw; solar must be at least 50% of the roof area;*
This was received. Staff noted that the applicant may need to request relief from the requirement that the solar energy system be equivalent to at least fifty percent of the roof area of the building.
 - *Revised Transportation Demand Management plan;*
This was received. As one of the three measures, the applicant proposed to provide residents without parking with a monthly LinkPass, as requested by the Board.
 - *Marketing plan for the commercial space;*
This was received. The applicant proposed to continue coordinating with the DPCD Economic Development Coordinator to obtain a tenant for the space that will meet all Town requirements per Section 5.8 of the Zoning Bylaw.
 - *Trash/recycling removal procedures;*
A management plan was received. The building will be serviced by a private hauler.
 - *Snow removal procedures.*
A management plan was received.
- Staff noted the Board also requested the following additional information that has not yet been provided:
 - *Determination of tree species with the Tree Warden;*
 - *Detail for window trim condition;*
 - *More detail for screening of transformer on Everett Street.*



Town of Arlington, Massachusetts

Public Hearing: Docket #3857, 225 Broadway (continued from October 20, 2025)

Summary:

8:20 pm The public hearing is continued to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

ATTACHMENTS:

Type	File Name	Description
▢ Application	225_Broadway_Site_Plan_Review_Application_2025-06-02_r2.pdf	225 Broadway Site Plan Review Application 2025-06-02 r2
▢ Application	225_Broadway_ARB_Impact_Statement_2025-06-02.pdf	225 Broadway ARB Impact Statement 2025-06-02
▢ Application	225_Broadway_Plans_and_Drawings_Updated_2025-11-10.pdf	225 Broadway Plans and Drawings Updated 2025-11-10
▢ Application	225_Broadway_LEED_checklist_2025-06-13.pdf	225 Broadway LEED checklist 2025-06-13
▢ Application	225_Broadway_Surveys_2025-05.pdf	225 Broadway Surveys 2025-05
▢ Application	225_Broadway_Solar_Assessment_2025-11-04.pdf	225 Broadway Solar Assessment 2025-11-04
▢ Application	Docket_3857_225_Broadway_-_SPR_Legal_Notice_6-26__7-3.pdf	Docket 3857 225 Broadway - SPR Legal Notice

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN -3 PM 3: 39

DOCKET 3857

2025 JUN -3 PM 3: 39

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.

- ☐ **Application Cover Sheet (project and property information, applicant information)**
- ☐ **Dimensional and Parking Information Form (see attached)**
- ☐ **Impact statement**
 - Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
 - Include summary of neighborhood outreach, if held or planned.
- ☐ **Drawing and photographs of existing conditions**
 - Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
 - Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- ☐ **Site plan of proposal. Must include:**
 - Zoning boundaries, if any, and parcel boundaries;
 - Setbacks from property lines;
 - Site access/egress points;
 - Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
 - New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
 - Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
 - Spot grades or site topography and finish floor level;
 - Open space provided on the site;
 - Any existing or proposed easements or rights of way;
 - Any wetlands or wetland resource areas.
- ☐ **Drawings of proposed structure/sample materials**
 - Schematic drawings of each interior floor of each proposed building, including basements.
 - Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
 - Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
 - Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
 - Physical sample façade materials and color samples.
 - Lighting plan and fixtures if not provided on site or landscaping plan.
- ☐ **Vehicle, Bicycle, and Service Vehicle Plans**
 - Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☐ **Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☐ **Residential and commercial units**

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State’s standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☐ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☐ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

Docket #: 3857

_____ Site Plan Approved

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Site Plan Review filing

Date: _____

COVER SHEET

2025 JUN -3 PM 3: 33

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address _____
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
2. Deed recorded in the Registry of deeds, Book _____, Page _____
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)

4. Proposed Use of Property (include # of dwelling units, if any)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) _____
Organization _____
Address _____
Street _____ City, State, Zip _____
Phone _____ Email _____
2. **Applicant Interest:** The applicant must have a legal interest in the subject property.
Property owner _____ Purchaser by land contract _____
Purchaser by option or purchase agreement _____ ☐ Lessee/tenant _____
3. **Property Owner:** Identify the person or organization that owns the subject property.
☐ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street _____ City, State, Zip _____
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name

Title

Organization

Phone

Address

Street

City, State, Zip

Phone

Email

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)

title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that _____ is the owner ☐ or occupant ☐ or purchaser under agreement of the property in Arlington located at _____ which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s):

James Rissling

Address

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: _____

Zoning District: _____

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

Proposed Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

9,408 gsf

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size			min.
Frontage			min.
Floor Area Ratio ¹			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height stories			stories ²
feet			Feet
Open Space (% of G.F.A. or lot size) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMO

To: The Arlington Redevelopment Board

From: James Rissling NCARB
LR Designs, Inc.
64 Allston Street #3
Cambridge, MA 02139

Date: June 2, 2025

Subject: 225 Broadway, Arlington, MA; Environmental Design Review Criteria, Impact Statement.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The finished grading will generally meet the existing grades within the site and at the abutting properties. There are no significant trees on the site; there is a mature street tree that will be protected during construction.

Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The proposed building will conform to the requirements of the Multi-Family Housing Overlay District. The top most story steps back from the rear property line, and the composition of siding materials will help modify the apparent scale of the building.

Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

The open spaces will provide access and landscape borders typical in residential site development.

Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Access to the proposed building, both vehicle and pedestrian, will be similar to the existing configuration. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained.



Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all **storm water facilities** such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Site stormwater will be controlled within the site and directed to storage structures where practical.

Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utilities serving the building will be buried. The demand for sewer and water will be increased from two dwelling units to that of 4 units.

Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

There are no Advertising Features

Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Equipment for heating and cooling will be screened using residential fencing or planting that is congruent with the existing residences.

Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The residences will have the required egress and protection. Normal residential surveillance will be possible from the dwelling units.

Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

The residential use will be maintained with units large enough for families in a similar way to the surrounding two-family dwellings.



Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Consideration will be given to the exterior materials, and especially the roof covering, to help reduce the heat sink effect.

Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The project will incorporate best practices concerning efficiency and materials that are also economically sensible, and meet end user expectations.



DRAWING LIST			
Discipline	Sheet Number	Sheet Name	Sheet Issue Date
0-Cover			
0-Cover	A-000	COVER SHEET	09/02/25
3-Architectural			
3-Architectural	A-020	ARCHITECTURAL SITE PLAN	09/02/25
3-Architectural	A-021	AREA PLANS	09/02/25
3-Architectural	A-100	BASEMENT & FIRST FLOOR PLAN	09/02/25
3-Architectural	A-101	SECOND & THIRD FLOOR PLAN	09/02/25
3-Architectural	A-102	4TH FLOOR & ROOF PLAN	09/02/25
3-Architectural	A-300	FRONT & RIGHT ELEVATIONS	09/02/25
3-Architectural	A-301	REAR & LEFT ELEVATIONS	09/02/25
3-Architectural	A-302	PERSPECTIVES	09/02/25
3-Architectural	A-303	RENDERING	09/02/25



PROJECT:
BROADWAY RESIDENCES

PROJECT ADDRESS:
225 BROADWAY
ARLINGTON, MASSACHUSETTS

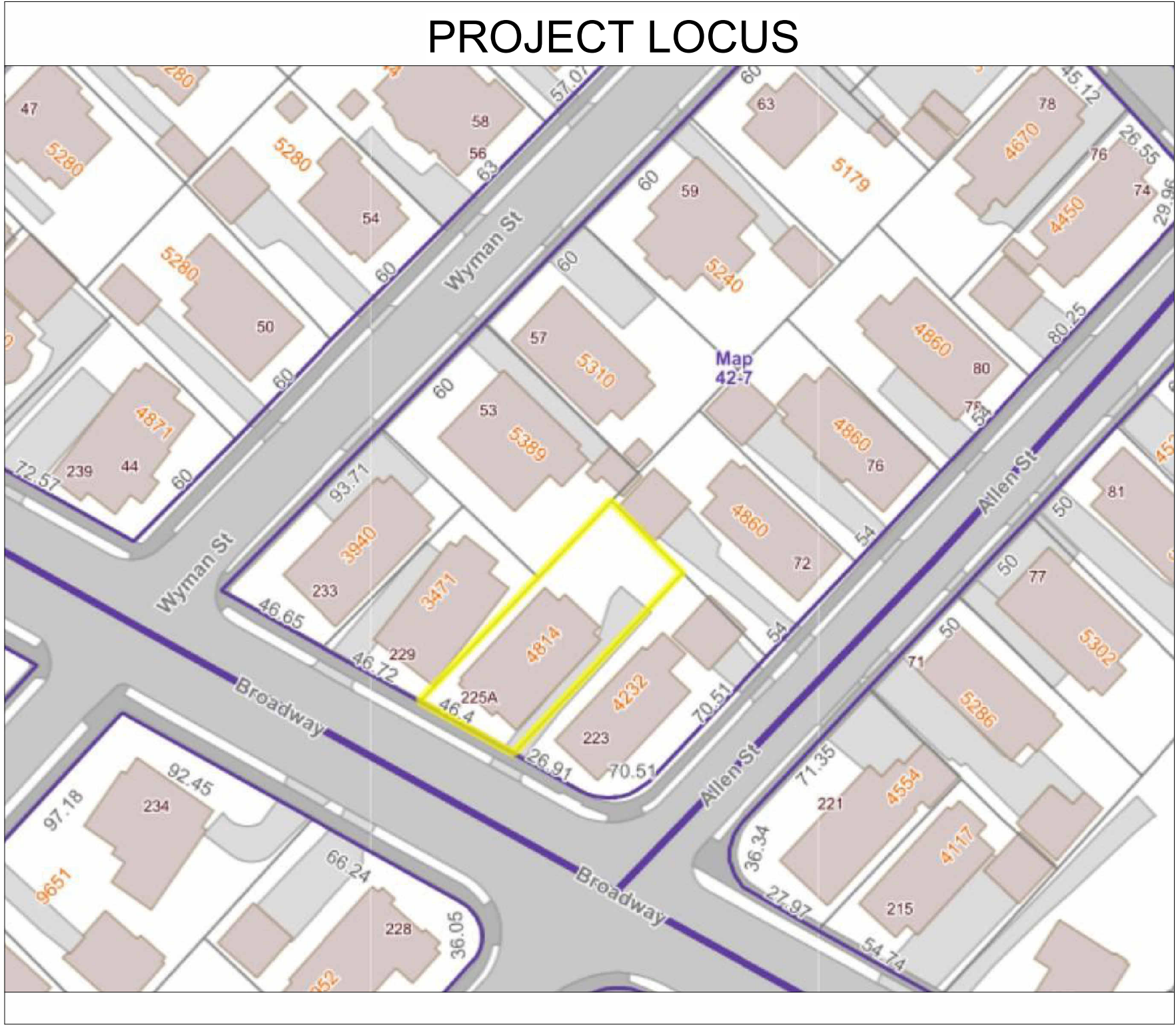
ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
PATRICK CATINO
ADDRESS:
225 BROADWAY,
ARLINGTON MA

CIVIL ENGINEER
TBD

LANDSCAPE ARCHITECT
TBD

ARLINGTON ARB
SUBMISSION
11/10/2025



PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number

25062

Date

09/02/25

Drawn by

Author

Checked by

Checker

Scale

REVISIONS

No.	Description	Date

COVER SHEET

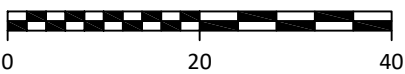
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BROADWAY RESIDENCES

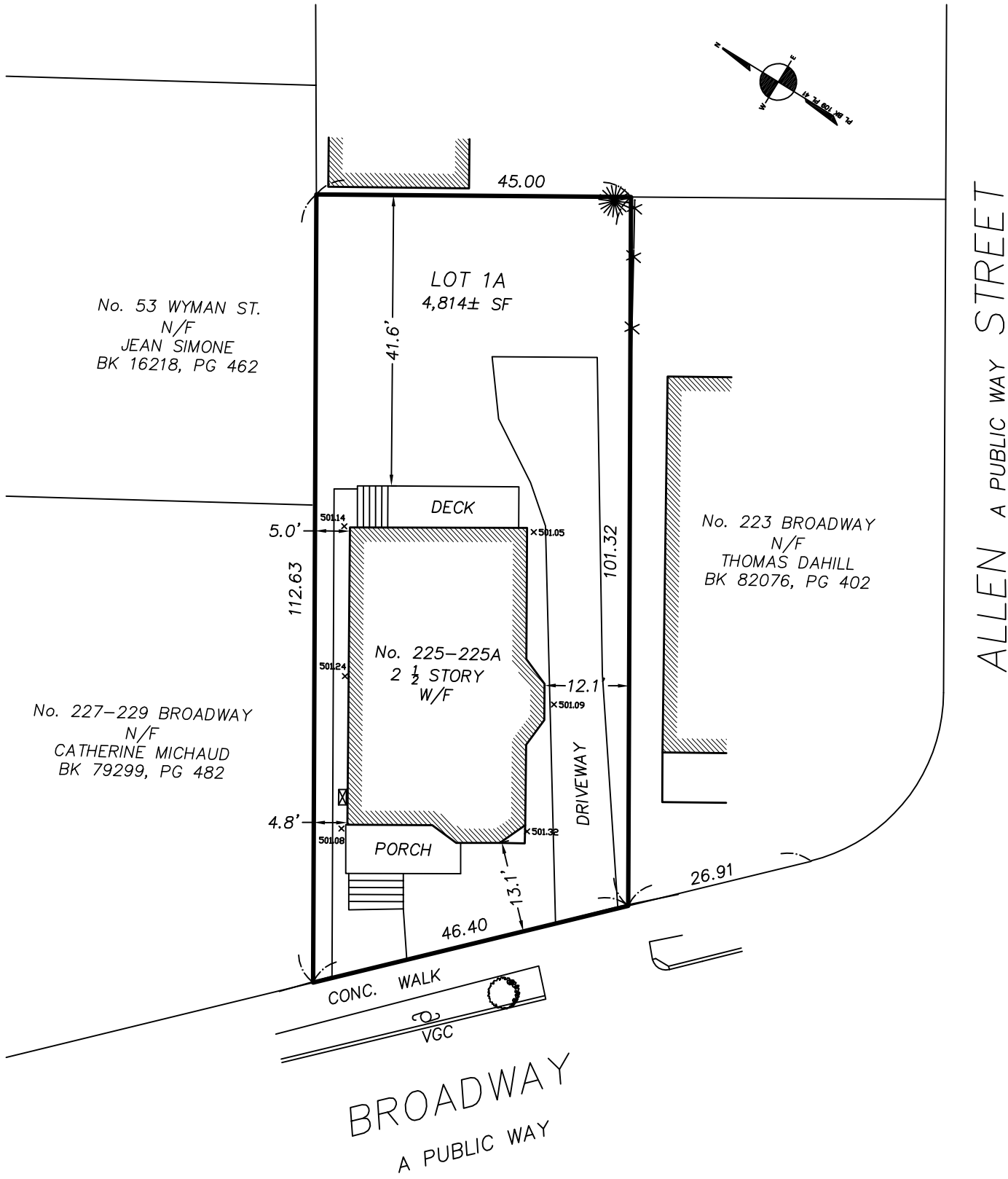
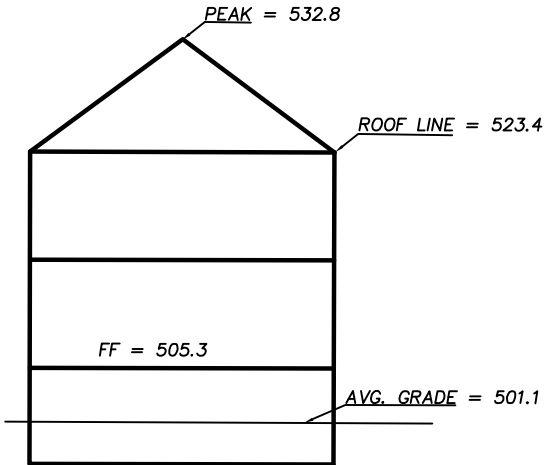
PLAN OF LAND
LOCATED AT
225-225A BROADWAY
ARLINGTON, MA

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

SCALE: 1.0 INCH = 20.0 FEET



HEIGHT SKETCH:
NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF MAY 18, 2025 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06 / 04 / 2010

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY ST
ARLINGTON MA 02476

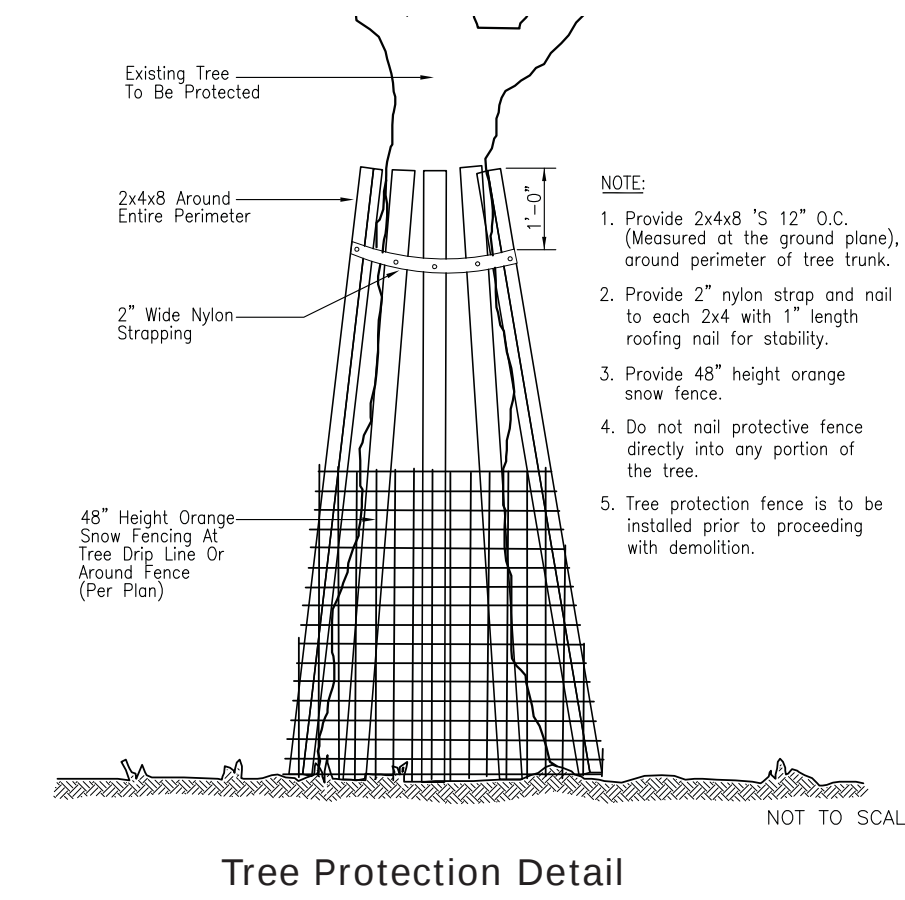
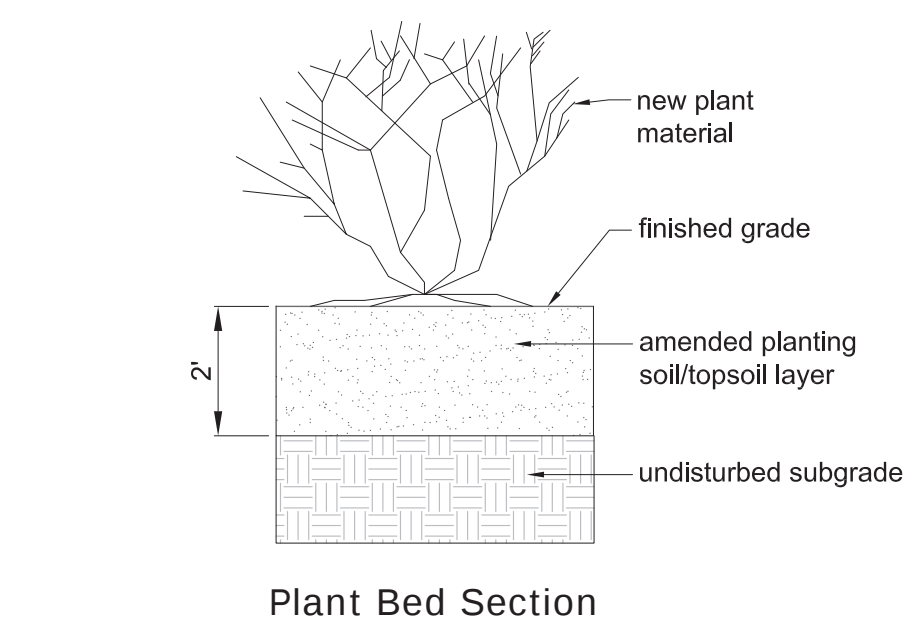
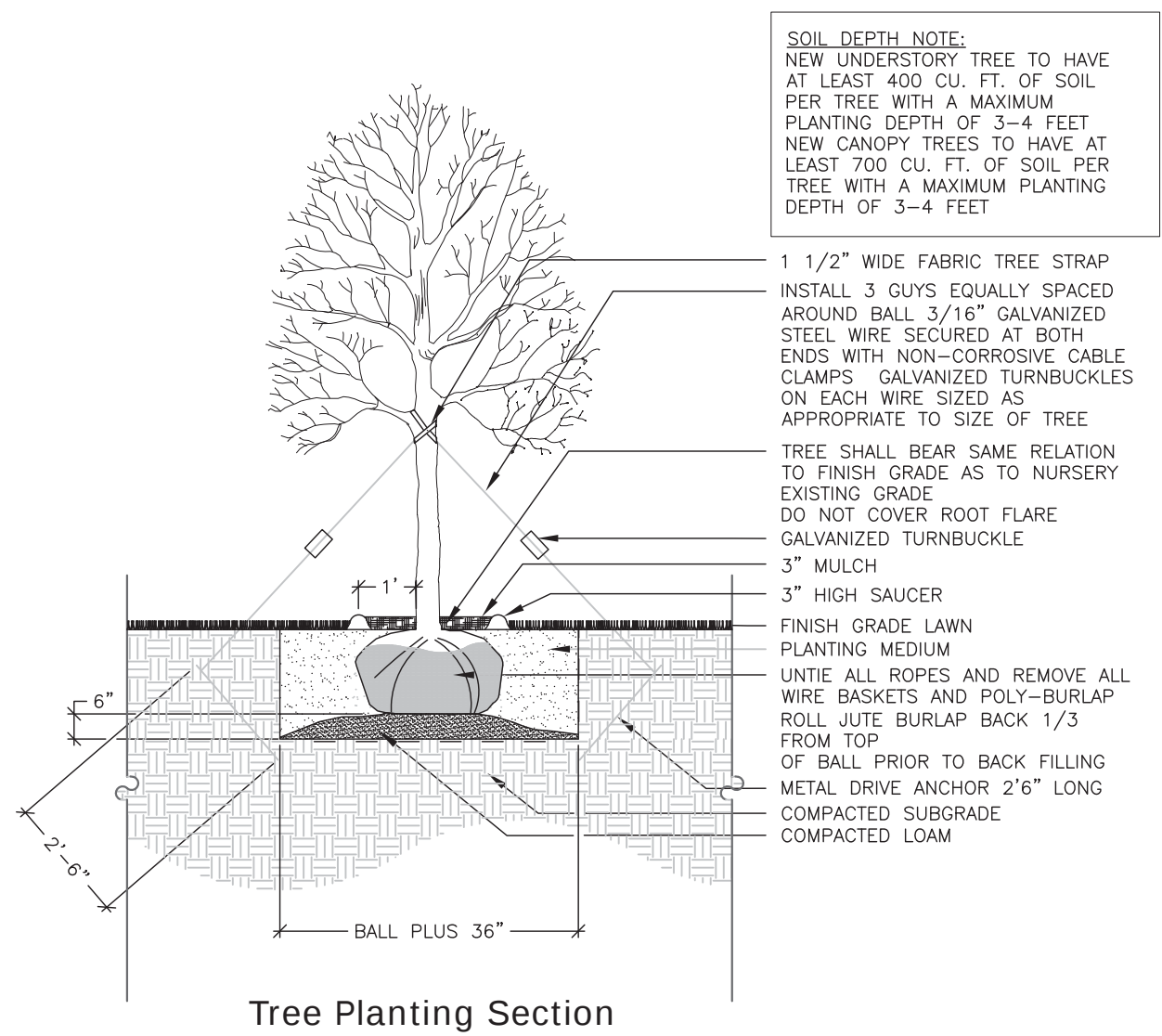
DEED: BK 34877, PG 481
PLAN: PL BK 283, PL 16
PL BK 109, PL 41

NOTES:
PARCEL ID: 042.0 0007 0008.0
ZONING: R2

FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	05/22/25







TREO[®] SMOOTH CLASSIC PERMEABLE

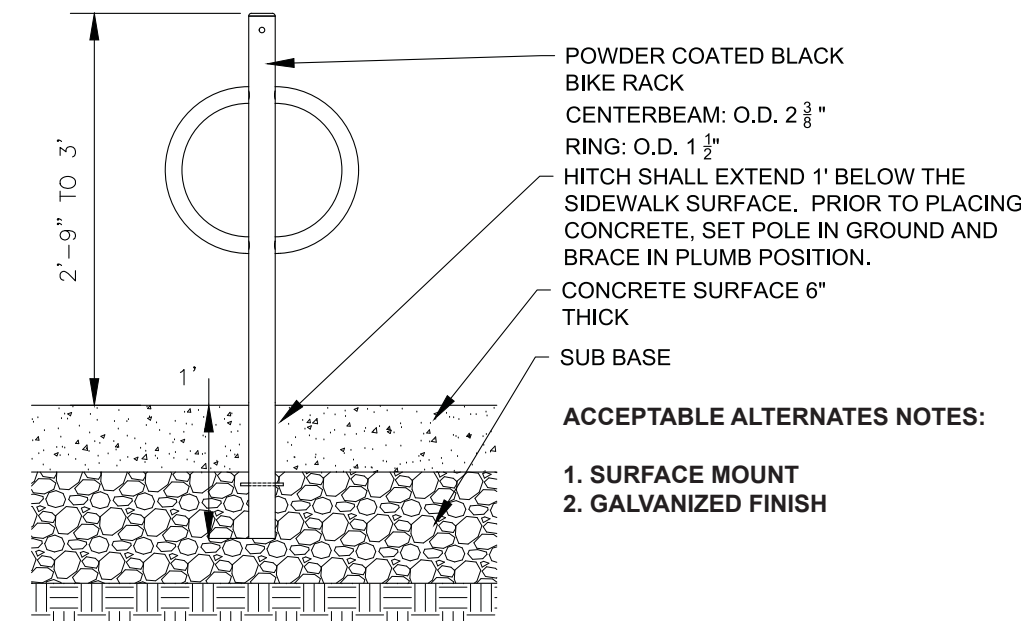
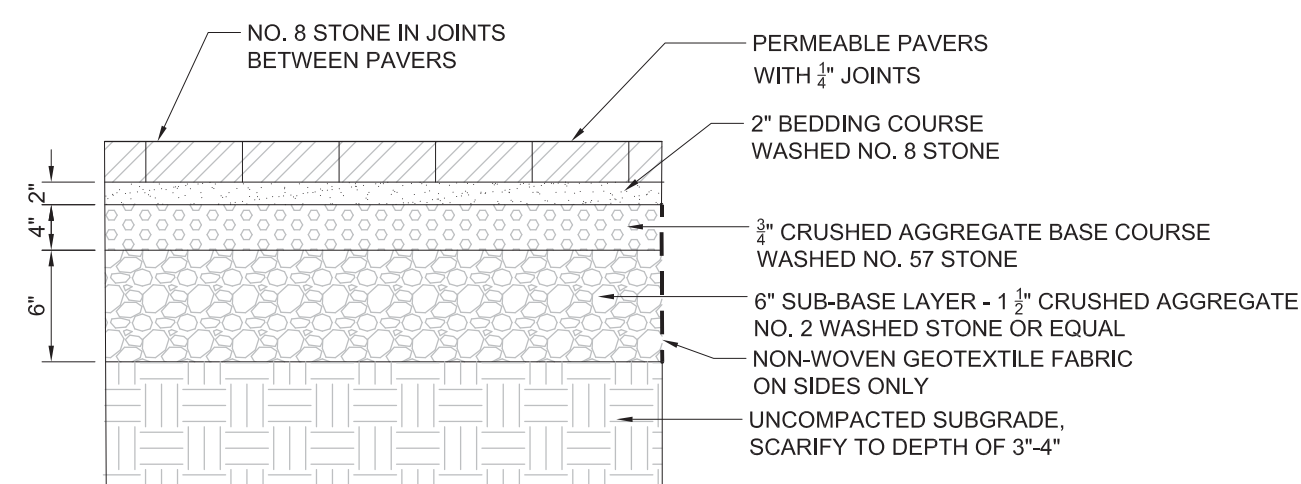
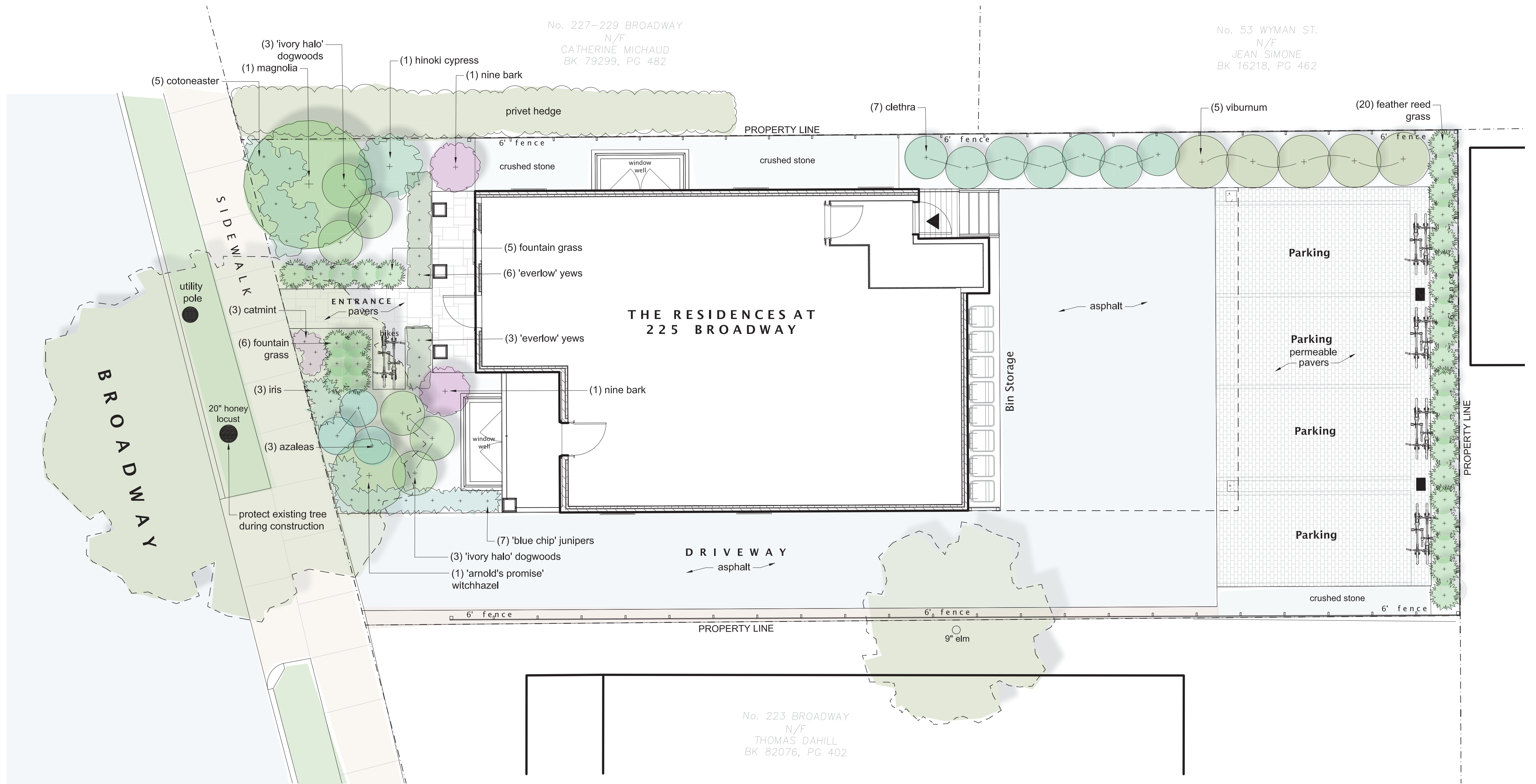


PRODUCT ATTRIBUTES	
Visual Appearance	Treo [®] Smooth offers a smooth surface texture for a sleek, modern look with a contemporary colour palette.
Finish	Smooth, classic appearance.

PRODUCT SPECIFICATIONS

	LARGE RECTANGLE	SQUARE	SMALL RECTANGLE
Dimensions	8 1/4" x 13 1/4" x 3 1/4"	8 1/4" x 8 1/4" x 3 1/4"	4 1/4" x 8 1/4" x 3 1/4"
Weight	225 x 338 x 80mm	225 x 225 x 80mm	112 x 225 x 80mm
3 UNIT RANDOM BUNDLE			

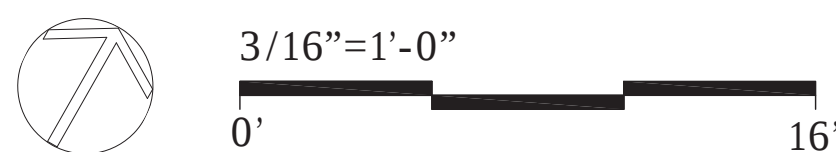
Unilock Paver Specs

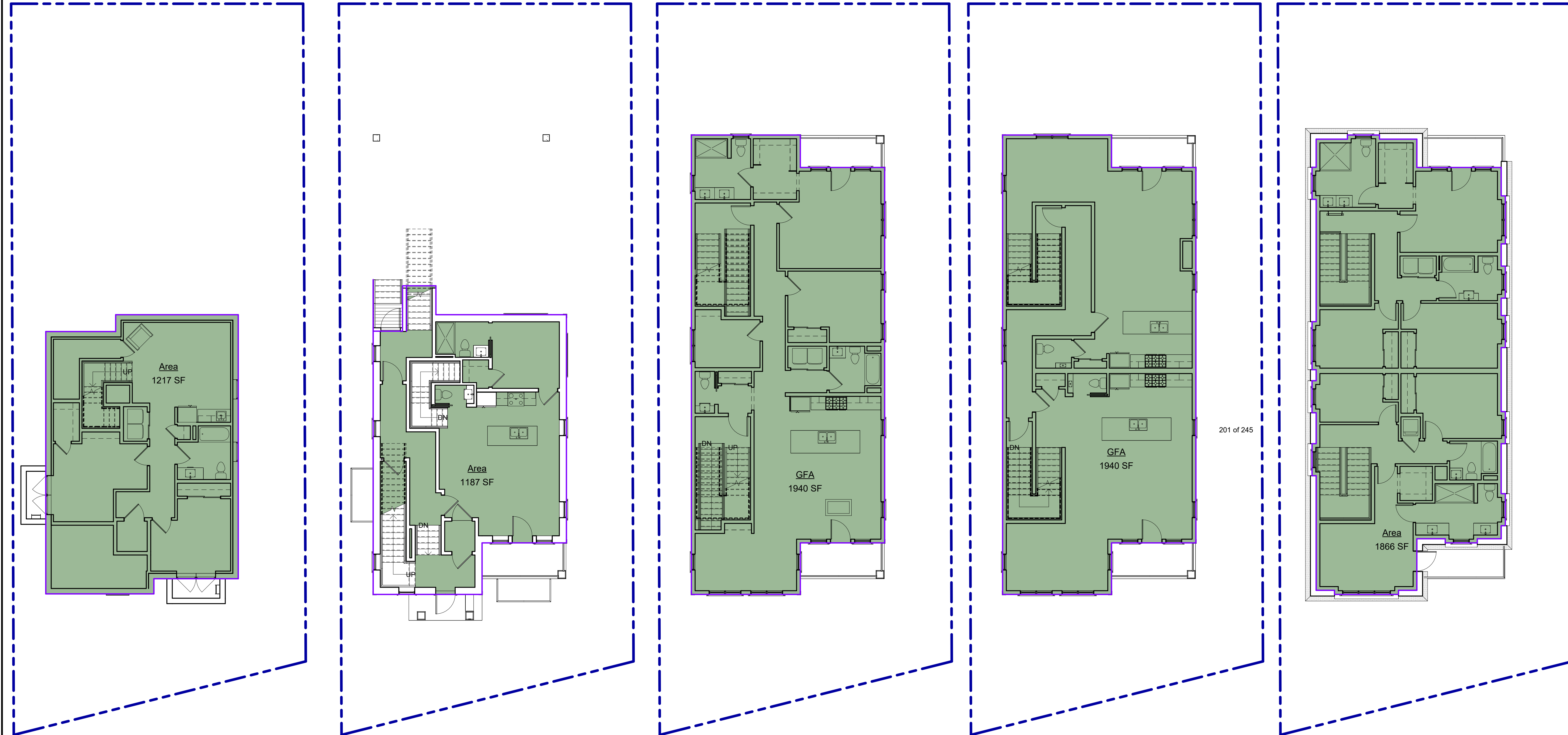


Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
3	Azalea x 'Pleasant White'	Pleasant White Azalea	5 Gallon	
7	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	5 Gallon	
20	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	3 Gallon	
1	Chamaecyparis obtusa 'Tempelhof'	Hinoki Cypress	5'-6' HT.	B&B, cultivar to grow to max size of 14'
6	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	5 Gallon	
5	Cotoneaster horizontalis	Rockspray Cotoneaster	3 Gallon	
1	Hamamelis x 'Arnold's Promise'	Witch Hazel	5'-6' HT.	
3	Iris x 'Caesar's Brother'	Caesar's Brother Iris	2 Quart	
7	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	3 Gallon	
1	Magnolia x 'Merrill'	Merrill Magnolia	10' HT. MIN.	B&B, multistem
3	Nepeta 'Blue Wonder'	Blue Wonder Catmint	2 Quart	
2	Physocarpus opulifolius 'Monlo'	Nine Bark	5 Gallon	
11	Pennisetum x 'Red Head'	Red Head Fountain Grass	3 Gallon	
9	Taxus x 'Everlow'	Everlow Yew	24" spread	
5	Viburnum trilobum 'Wentworth'	Wentworth Viburnum	7 Gallon	





① BASEMENT
1/8" = 1'-0"

② 1ST FLOOR
1/8" = 1'-0"

③ 2ND FLOOR
1/8" = 1'-0"

④ 3RD FLOOR
1/8" = 1'-0"

⑤ 4TH FLOOR
1/8" = 1'-0"

GFA	
Area	Level
1217 SF	BASEMENT
1217 SF	
1187 SF	1ST FLOOR
1187 SF	
1940 SF	2ND FLOOR
1940 SF	
1940 SF	3RD FLOOR
1940 SF	
1866 SF	4TH FLOOR
1866 SF	
8149 SF	

PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number

25062

Date

09/02/25

Drawn by

Author

Checked by

Checker

Scale

1/8" = 1'-0"

REVISIONS

No.	Description	Date

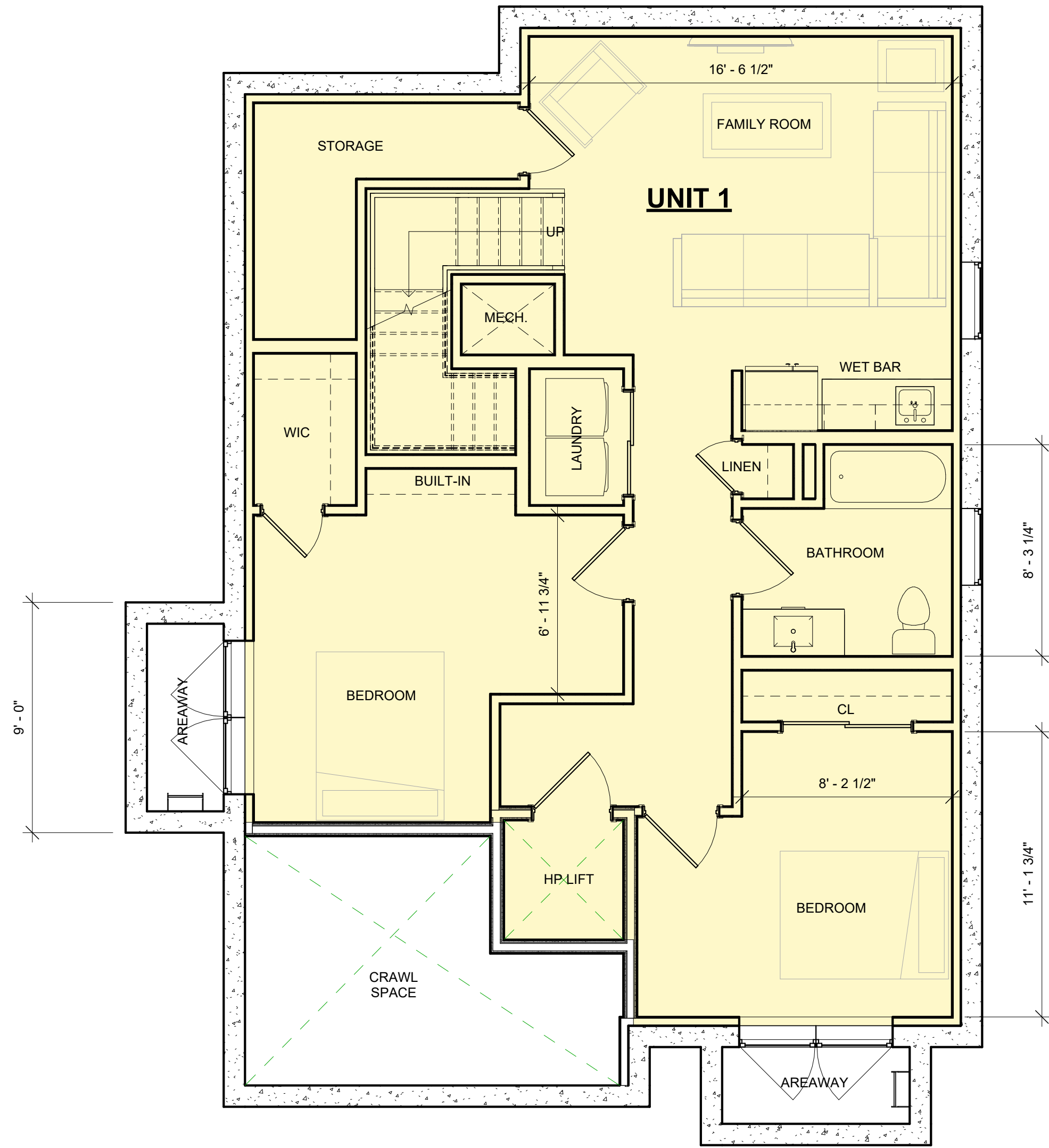
AREA PLANS

A-021

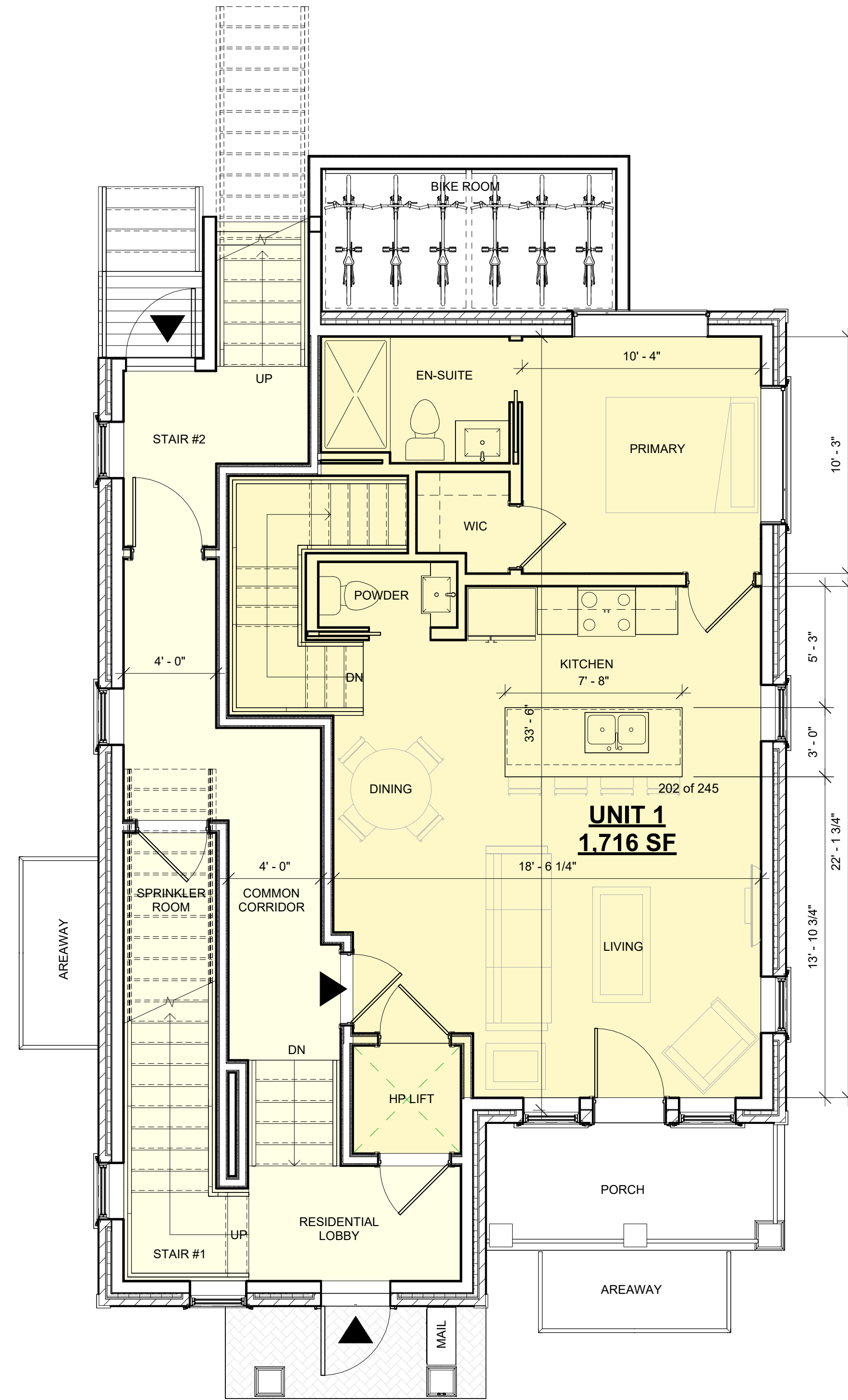
BROADWAY RESIDENCES

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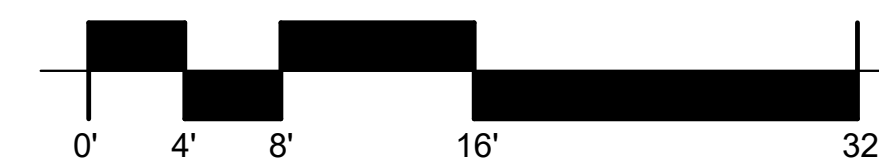
\\TKG-NAS1522\\Data\\25062_Pasculito & Germano_225 Broadway_Arlington\\03_DRAWINGS\\00_ARCH\\01_SD\\225 BROADWAY_ARLINGTON_V5_POST PB MTG.rvt



① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"



PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	25062
Date	09/02/25
Drawn by	Author
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Scale	As indicated

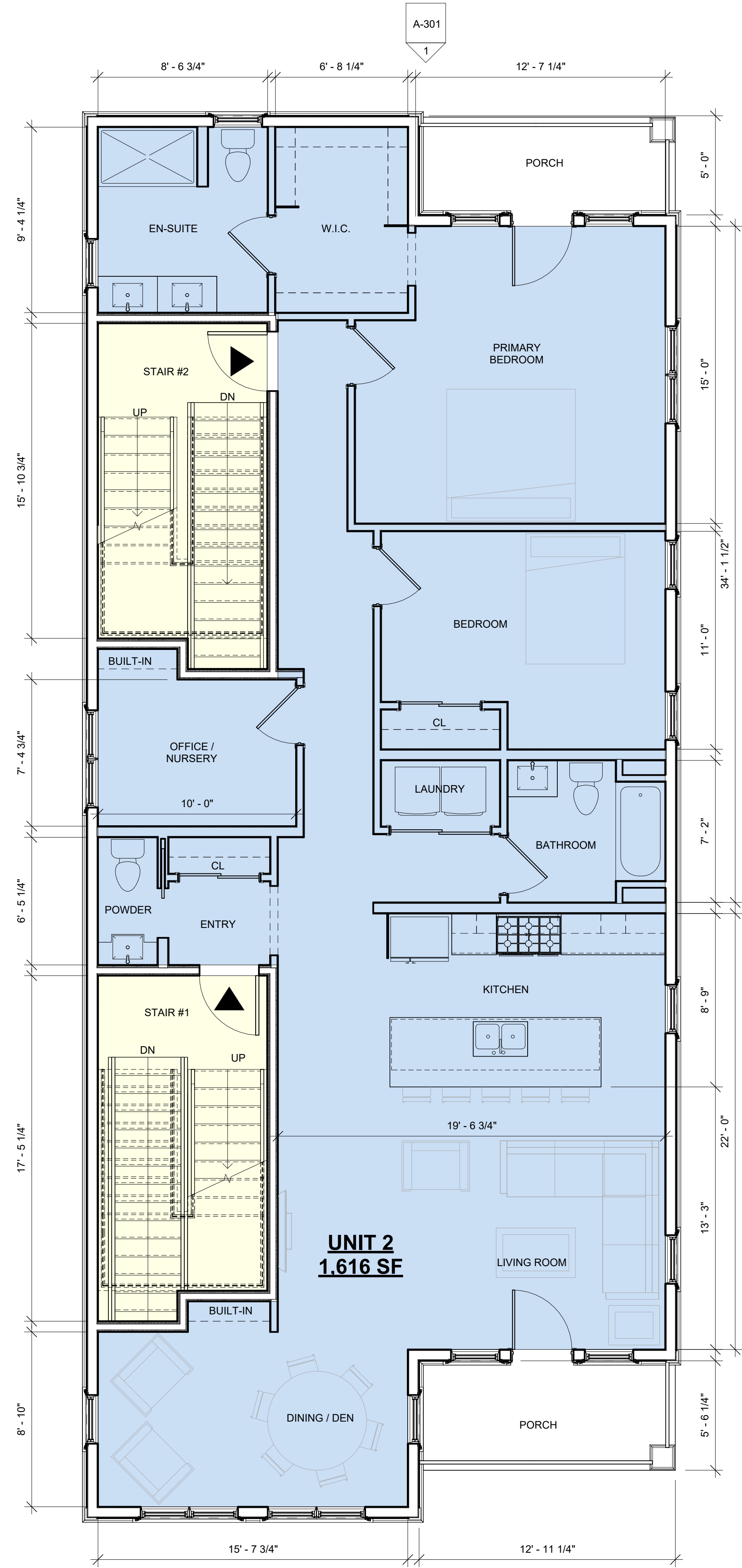
REVISIONS

No.	Description	Date

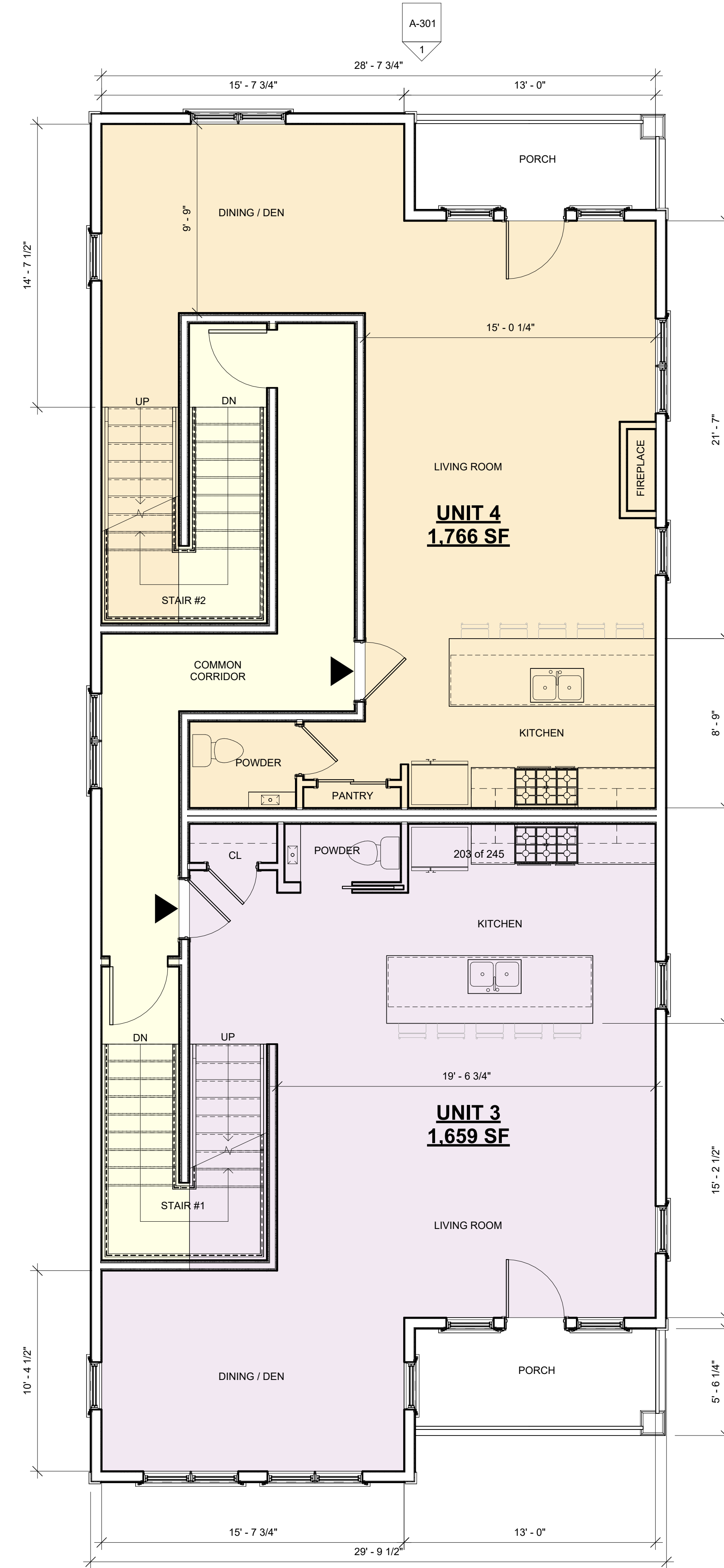
BASEMENT &
FIRST FLOOR
PLAN

A-100

BROADWAY RESIDENCES



① 2ND FLOOR
1/4" = 1'-0"



② 3RD FLOOR
1/4" = 1'-0"



PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

REGISTRATION

Project number25062

Date09/02/25

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ScaleAs indicated

REVISIONS

No.	Description	Date

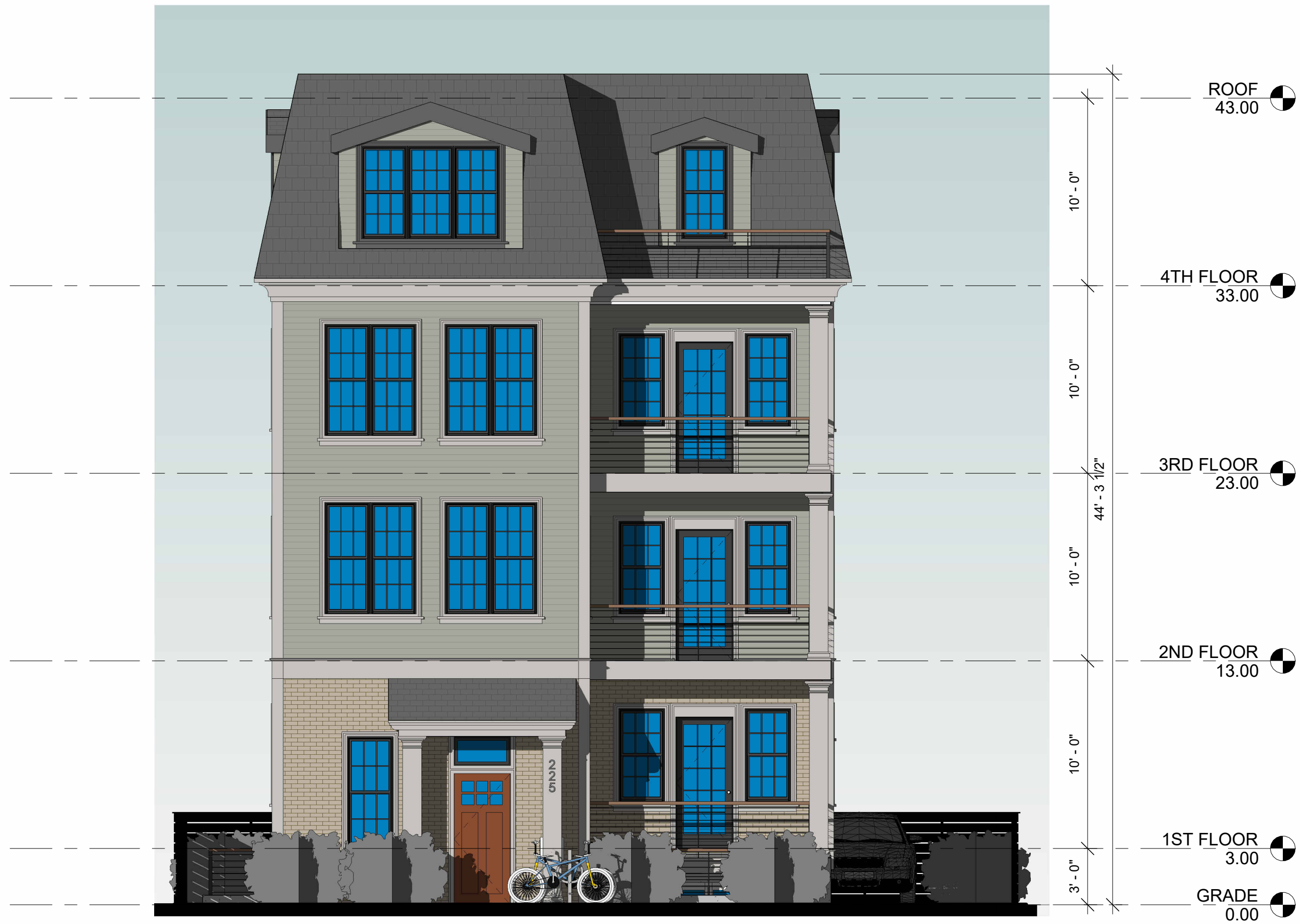
SECOND & THIRD FLOOR PLAN

A-101

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1 FRONT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

- ARCHITECTURAL ROOF SHINGLES (COLOR: TBD)
- CEMENTITIOUS CLAPBOARDS (HARDI) (COLOR: LIGHT MIST)
- FULL BED BRICK MASONRY (BELDEN) (COLOR: DUTCH GRAY VELOUR)
- DOUBLE HUNG DIVIDED LIGHT WINDOWS (ANDERSON) (COLOR: BLACK)

*ALL EXTERIOR TRIM TO BE COMPOSITE (BORAL) LOR VAIRES DEPENDING ON LOCATION

204 of 245



2 RIGHT ELEVATION
3/16" = 1'-0"

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number 25062
Date 09/02/25
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Scale As indicated

REVISIONS

No.	Description	Date

FRONT & RIGHT
ELEVATIONS

A-300

BROADWAY RESIDENCES



① REAR ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

CEMENTITIOUS PANEL & REGLET (HARDI)
(COLOR: IRON GREY)

CEMENTITIOUS CLAPBOARDS (HARDI)
(COLOR: LIGHT MIST)

FULL BED BRICK MASONRY (BELDEN)
(COLOR: DUTCH GRAY VELOUR)

DOUBLE HUNG DIVIDED LIGHT WINDOWS (ANDERSON)
(COLOR: BLACK)

*ALL EXTERIOR TRIM TO BE COMPOSITE (BORAL)
LOR VAIRES DEPENDING ON LOCATION

205 of 245



② LEFT ELEVATION
3/16" = 1'-0"

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number	25062
Date	09/02/25
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Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

REAR & LEFT
ELEVATIONS

A-301

BROADWAY RESIDENCES



① Broadway Street View



② Street View

206 of 245



③ Rear Yard View



④ Aerial View

PROJECT NAME

BROADWAY
RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number 25062
Date 09/02/25
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Checked by Checker
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

A-302

BROADWAY RESIDENCES



RENDERING OF BROADWAY STREET VIEW

PROJECT NAME

BROADWAY RESIDENCES

PROJECT ADDRESS

225 Broadway
Arlington, MA

CLIENT

Patrick Catino

ARCHITECT

KDI

ARCHITECTURE

KHALSA DESIGN, INC.

17 IVALOO STREET SUITE 400

SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

Project number

25062

Date

09/02/25

Drawn by

Author

Checked by

Checker

Scale

REVISIONS

No.	Description	Date

RENDERING

A-303

BROADWAY RESIDENCES

I:\TKG-NAS\1522\Draws\25062_Pasculito & Germano_225 Broadway_Arlington\03_DRAWINGS\00_ARCH\01_SD\225 BROADWAY_ARLINGTON_V6_POST PB.MTG.rvt 11/11/2025 1:59:33 PM



LEED v4.1 Residential: Multifamily Project Checklist

Project Name 225 BROADWAY
Date: 13 June 2025

Y	?	N		
1	0	0	Integrative Process	1
1	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
1			Option 2. Integrative Process	1

11	2	0	Location and Transportation	15
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
0	0	0	Credit (D) High-Priority Site	1
			Option 1. Historic District	1
			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
4	1	0	Credit (D) Surrounding Density and Diverse Uses	5
3	0	0	Option 1. Surrounding Density	3
3			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
1	1		Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
0	1	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
			Option 2. Reduce Parking	1
			Option 3. Carshare	1
	1		Option 4. Unbundling Parking	1
1	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
			Option 2. Electric Vehicle Charging Infrastructure	1

3	5	0	Sustainable Sites	9
Y			Prereq (C) Construction Activity Pollution Prevention	Required
	1		Credit (D) Site Assessment	1
0	1	0	Credit (D) Protect or Restore Habitat	1
			Option 1. On-Site Restoration	1
1			Option 2. Financial Support	1
1	1	0	Credit (D) Open Space	1
1			Option 1. Onsite Open Space	1
	1		Option 2. Access to Open Space	1
0	2	0	Credit (D) Rainwater Management	3
	2		Option 1. Percentile of Rainfall Events	3
			Option 2. Permeable Lot Area	3
1			Credit (D) Heat Island Reduction	2
1	0	0	Credit (D) Light Pollution Reduction	1
1			Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1

6	4	0	Materials and Resources	13
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
0	3	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
			Option 2. Renovation of Abandoned or Blighted Building	5
0	3	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
	3		Path 2b. Maintain Interior Nonstructural Elements	1
			Option 4. Whole-building Life-Cycle Assessment	4
6	0	0	Credit (C) Environmentally Preferable Products	6
6			Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO - Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
0	1	0	Credit (C) Construction and Demolition Waste Management	2
0	1	0	Option 1. Diversion	2
	1		Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2

10	5	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
1			Credit (C) Enhanced Compartmentalization	1
1			Credit (D) No Environmental Tobacco Smoke	1
2	2	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
			Option 1. Walk-Off Mats	1
1			Option 2. Filtration	1
1			Option 3. Enhanced Local Exhaust	1
	2		Option 4. Balanced Whole-Dwelling Unit Ventilation	2
4			Credit (C) Low-Emitting Materials	4

7	1	0	Water Efficiency	12
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
7	0	0	Credit (D) Water Use Reduction	10
7			Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
1			Path 1. Outdoor Water Use Reduction	3
6			Path 2. Indoor Water Use Reduction	6
0	1	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
	1		Option 2. Meter Dwelling Units	1

7	6	0	Energy and Atmosphere	34
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
3	1	0	Credit (C) Enhanced Commissioning	6
1			Option 1. Supply Air-Flow Testing	1
			Option 2. Pressure Balancing	1
			Option 3. Enhanced Commissioning	3
	1		Option 4. Enhanced and Monitoring-Based Commissioning	1
2			Option 5. Envelope Commissioning	2
0	5	0	Credit (D/C) Optimize Energy Performance	18
			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
0	5	0	Option 3. Dwelling Unit Energy Simulation	18
	5		Case 1. New Construction	18
			Case 2. Major Renovation	18
1			Credit (D) Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C) Grid Harmonization	2
			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
1			Credit (D) Renewable Energy	5
1	0	0	Credit (D) Enhanced Refrigerant Management	1
1			Option 1. No Refrigerants or Low-Impact Refrigerants	1
			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1

0	1	0	Credit (C) Indoor Air Quality Assessment	2
	1		Option 1	1
			Option 2 (1 additional point)	1
0	1	0	Credit (D) Thermal Comfort	1
			Option 1. Radiant Comfort	1
	1		Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
1	0	0	Credit (D) Daylight and Quality Views	1
	1		Option 1. Daylight	1
			Option 2. Quality Views	1
1	1	0	Credit (D) Acoustic Performance	2
	1		Option 1. HVAC Background Noise	1
1			Option 2. Envelope Acoustic Performance	1

0	0	0	Innovation	6
0	0	0	Credit (D/C) Innovation	5
			Option 1. Innovation	1
			Option 2. Pilot	1
			Option 3. Additional Strategies	3
			Credit (D/C) LEED Accredited Professional	1

0	0	0	Regional Priority	4
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1

45	23	0	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

(D) Design Prerequisite or Credit*

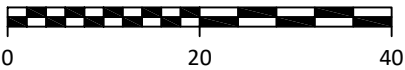
(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.

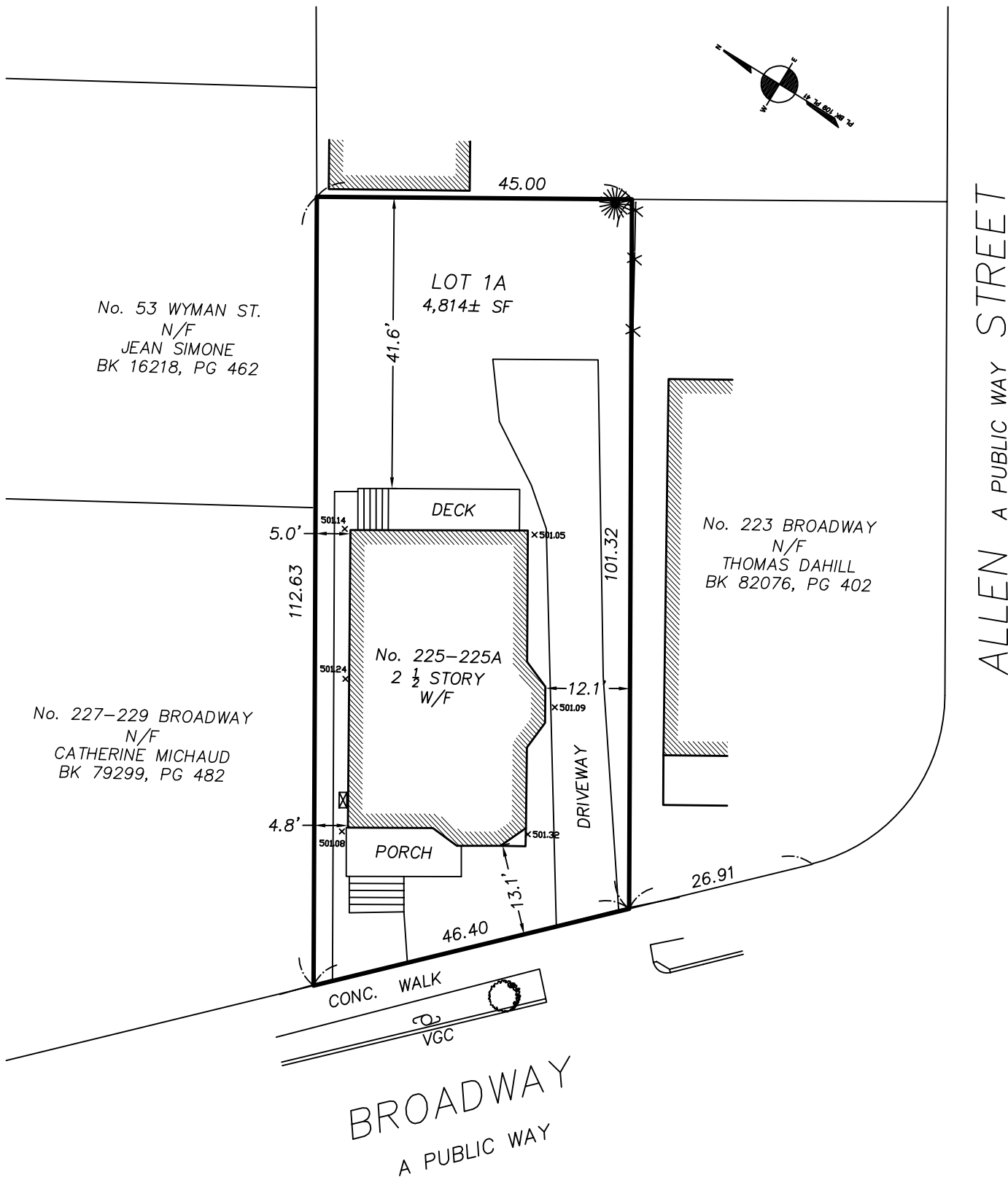
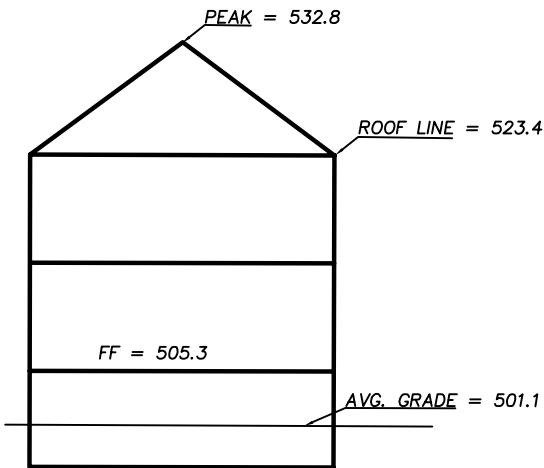
PLAN OF LAND
LOCATED AT
225-225A BROADWAY
ARLINGTON, MA

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

SCALE: 1.0 INCH = 20.0 FEET



HEIGHT SKETCH:
NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF MAY 18, 2025 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06 / 04 / 2010

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY ST
ARLINGTON MA 02476

DEED: BK 34877, PG 481
PLAN: PL BK 283, PL 16
PL BK 109, PL 41

NOTES:
PARCEL ID: 042.0 0007 0008.0
ZONING: R2

FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	05/22/25

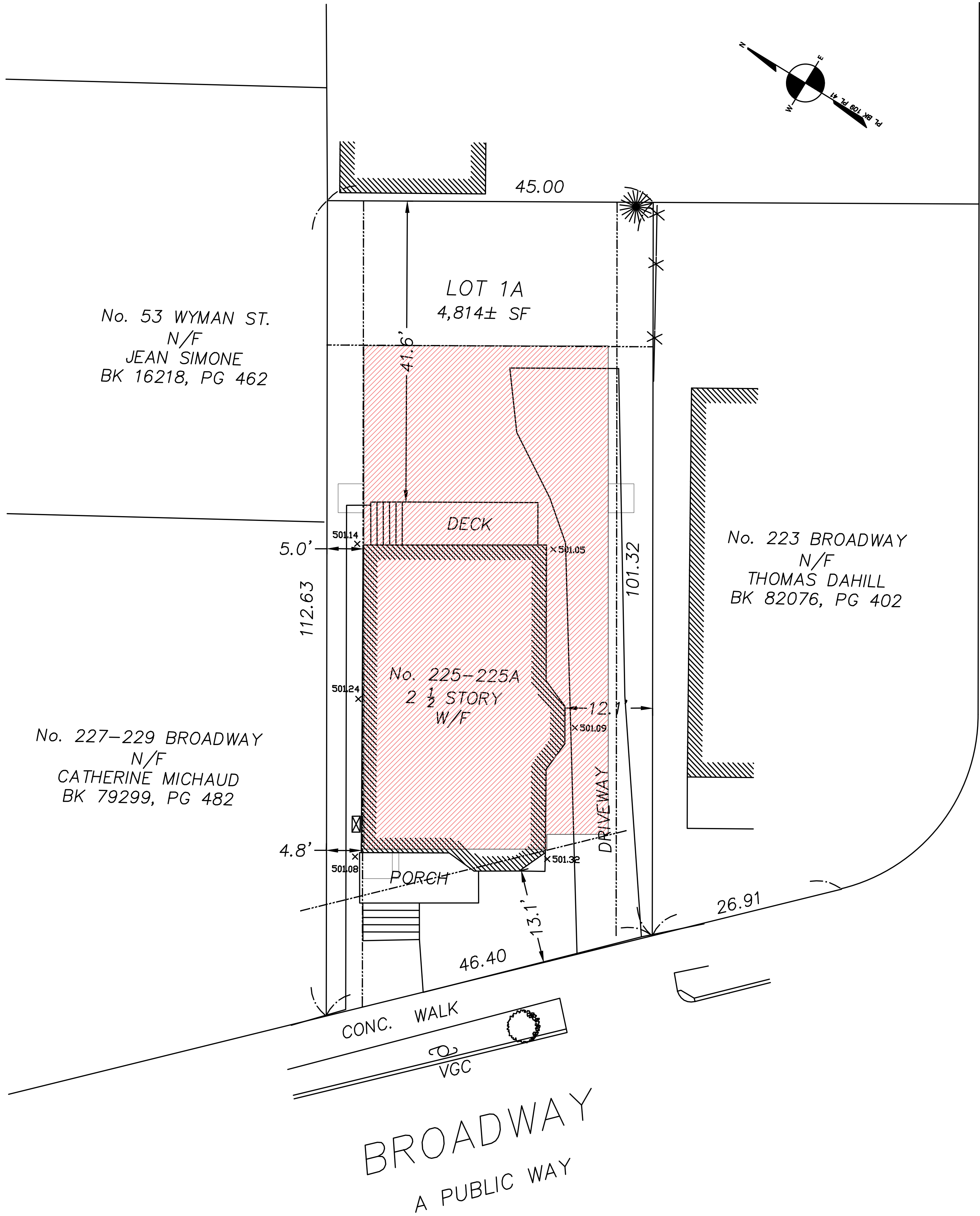


A

B

C

D



Revisions:
Date

Project Title:
**225 BROADWAY
ARLINGTON, MA**

SURVEY

Drawing Title:

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

29MAY2025

Drawing #:

SURVEY



225 Broadway, Arlington MA Solar Assessment

14.52kW Solar Array Comprised of 33 Silfab 440W solar panels

1. The 33 panel ballasted solar array would generate an estimated 16,992kWh annually.
2. The ballasted racking manufacturer and NFPA requirements result in a 3' setback from all roof edges.
3. The array utilizes available solar ready space on the roof excepting the area where the condensers and the roof access hatch are located

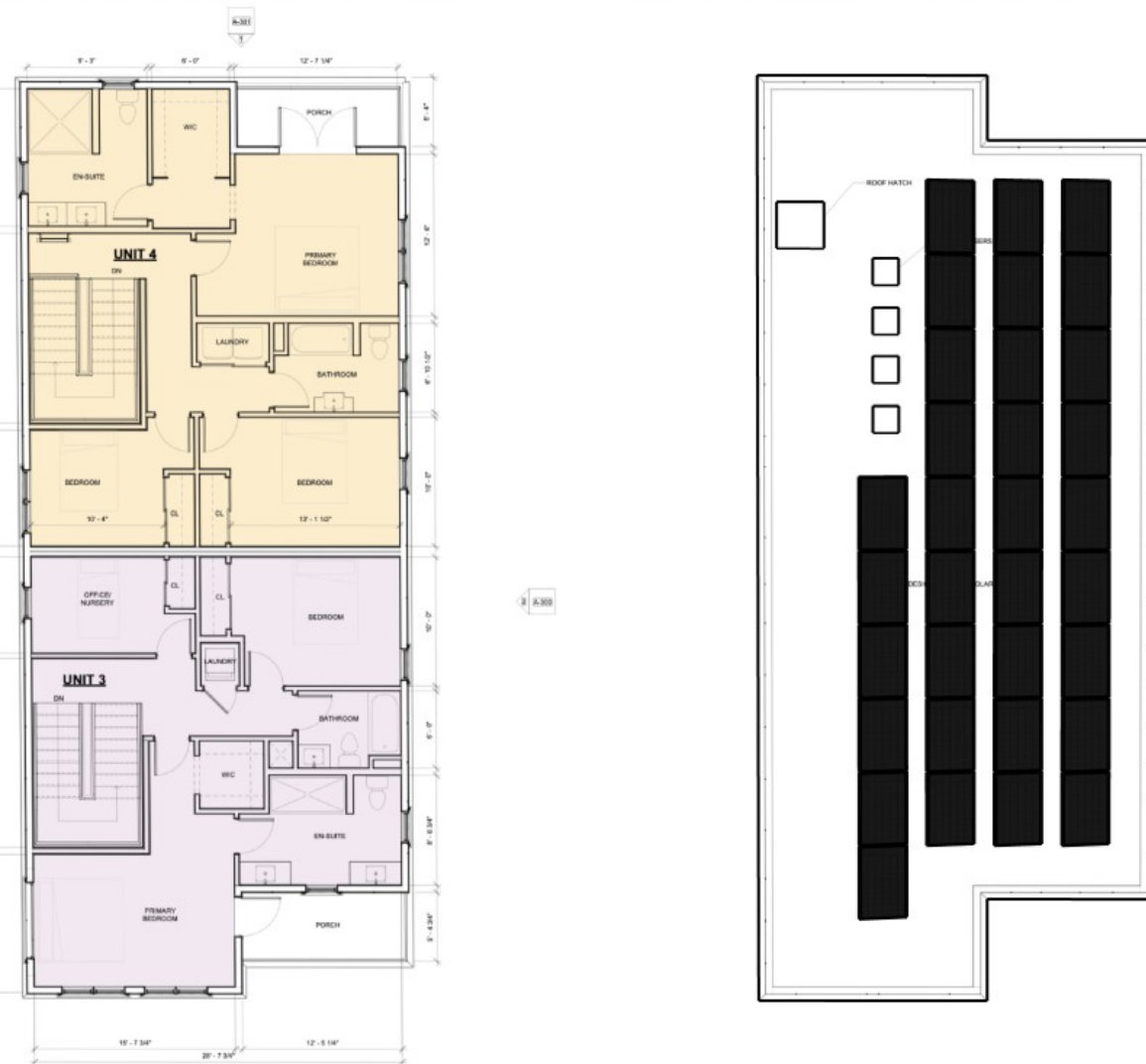
Addendum A – Solar Layout and Roof Percentage Calculations

Addendum B – Shade Study of Proposed Array

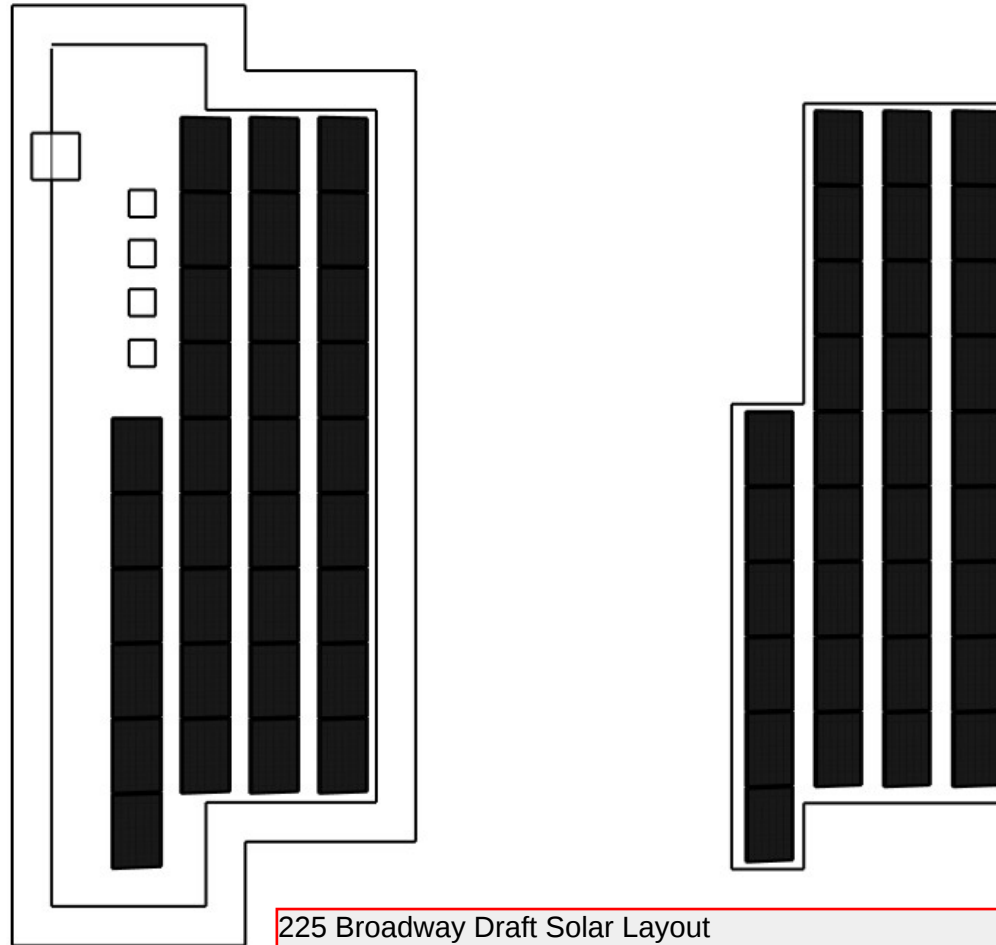
Addendum C – Ballasted Racking Specification Sheet

Addendum D – Proposed Solar Panel Specification Sheet

Addendum A

[illegible]

Addendum A



225 Broadway Draft Solar Layout
33 440W panels = 14.52kW

Approximate total roof area (all) = 2041ft²
Approximate solar footprint area = 1454ft²
Total percentage of solar to roof = 71%

Shade Report - Broadway Residences

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
225 Broadway, Arlington, MA 02474, USA	42.412709, -71.1458427	Nov 4, 2025

Annual irradiance



Summary

Array ID	Panel count	Azimuth	Pitch	Annual TOF	Annual solar access	Annual TSRF
1	33	133°	11°	88%	98%	87%
Weighted average by panel count:					98%	87%

Monthly solar access % across arrays

Array ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	97	98	99	99	99	99	99	99	99	98	97	96

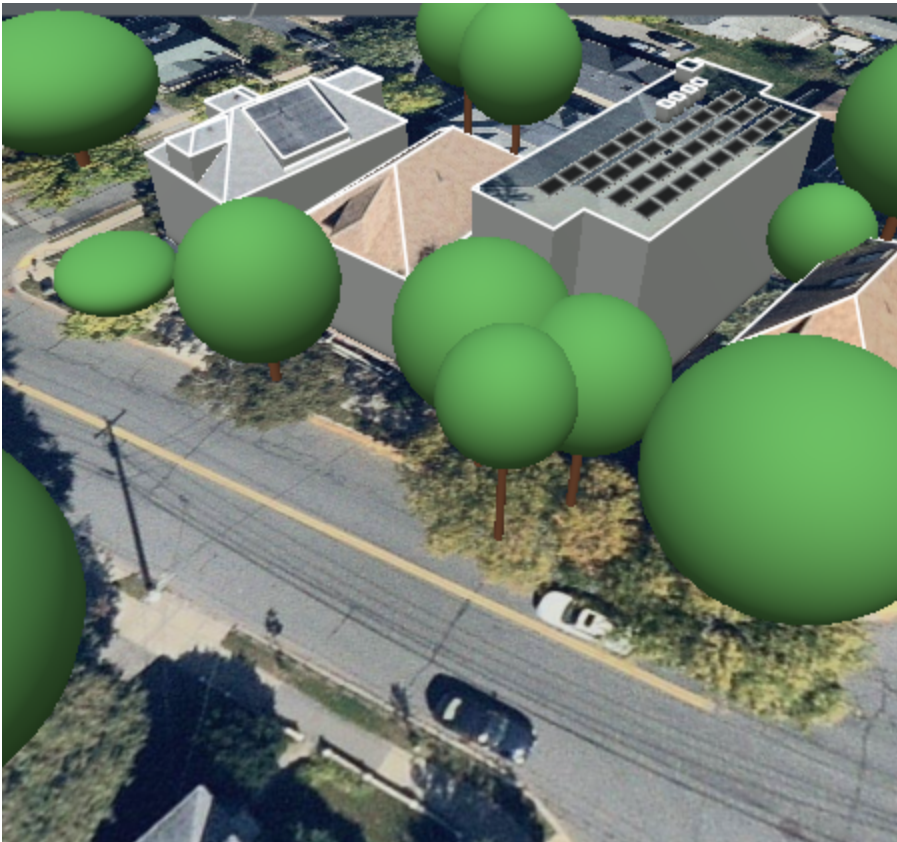
Shade Report - Broadway Residences

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
225 Broadway, Arlington, MA 02474, USA	42.412709, -71.1458427	Nov 4, 2025

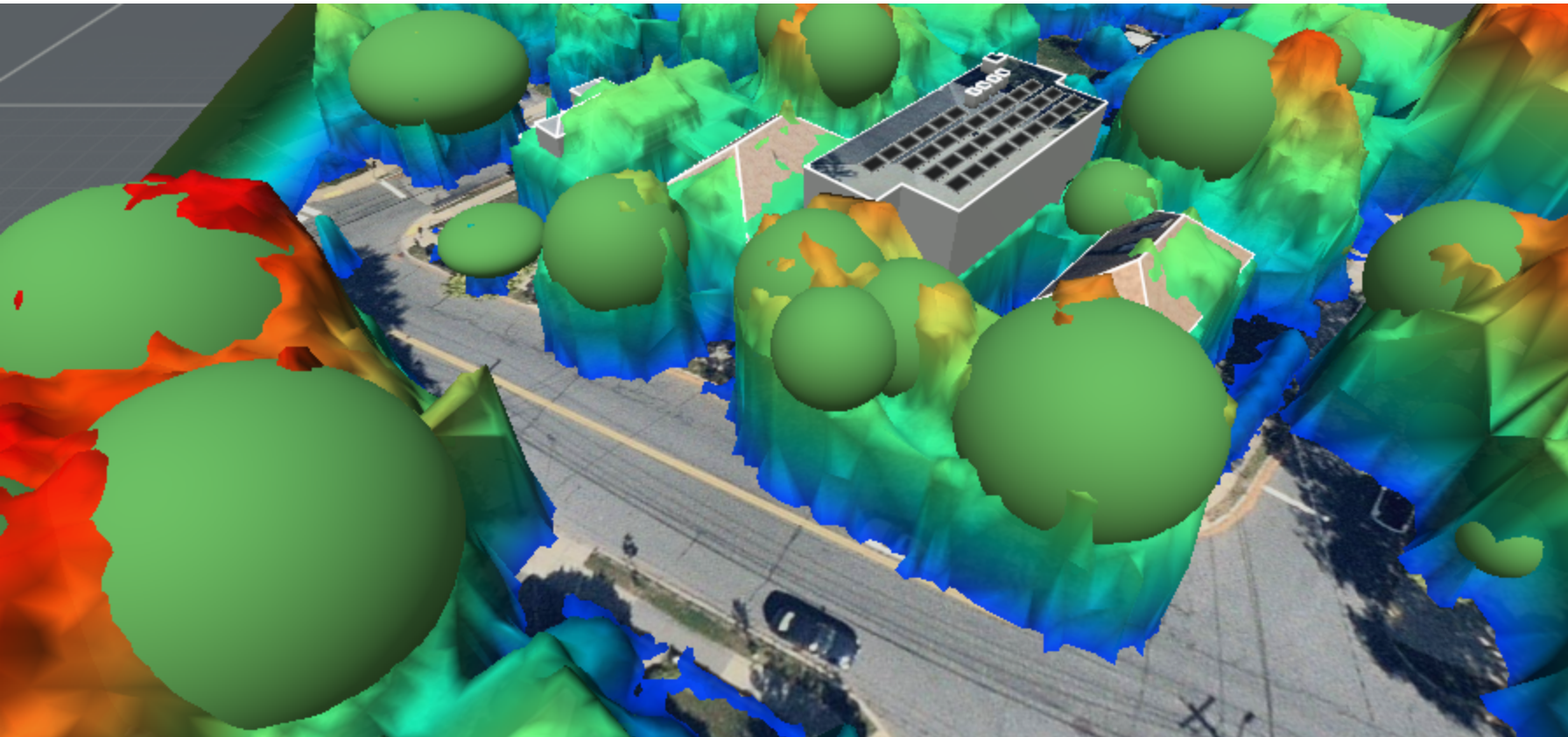
Zoomed out satellite view



3D model



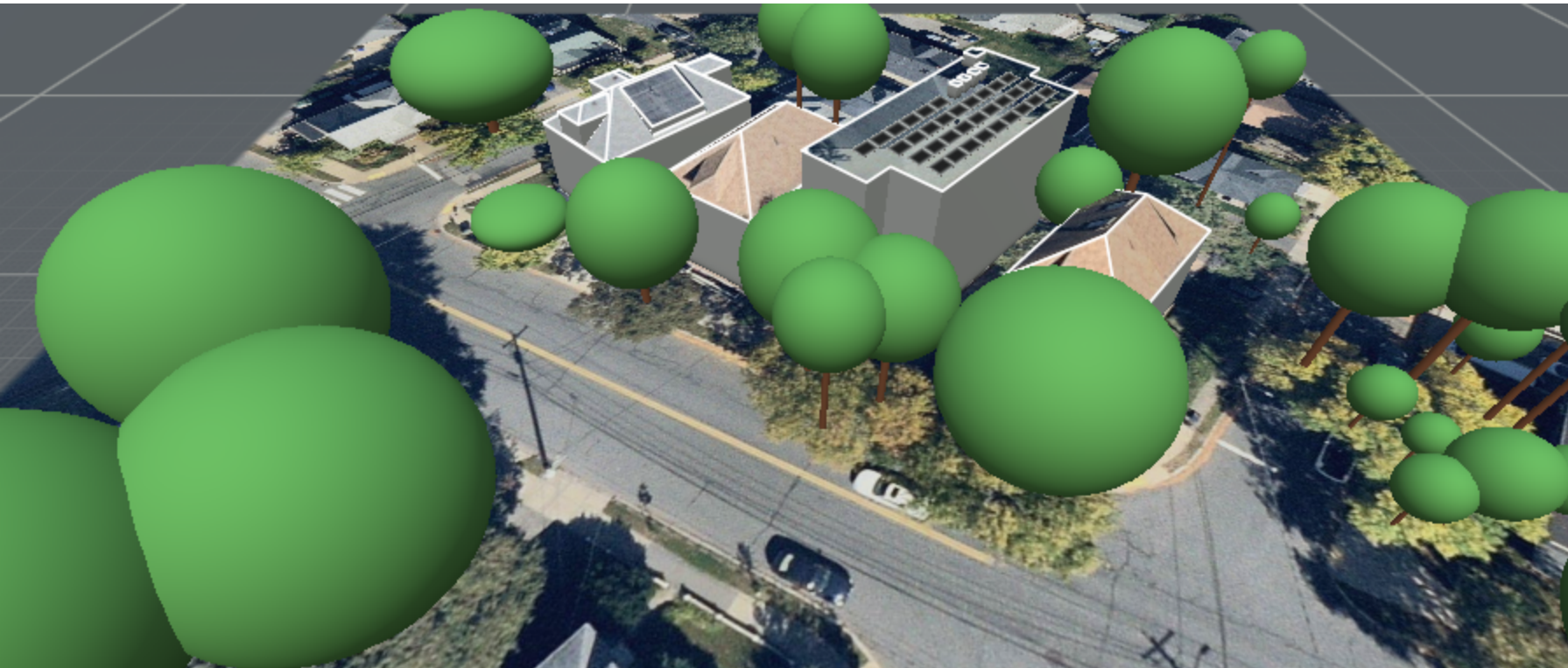
3D model with LIDAR overlay



Shade Report - Broadway Residences

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
225 Broadway, Arlington, MA 02474, USA	42.412709, -71.1458427	Nov 4, 2025

Street view with corresponding 3D model



I, **Derek Brain**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

EcoFoot2[®]+

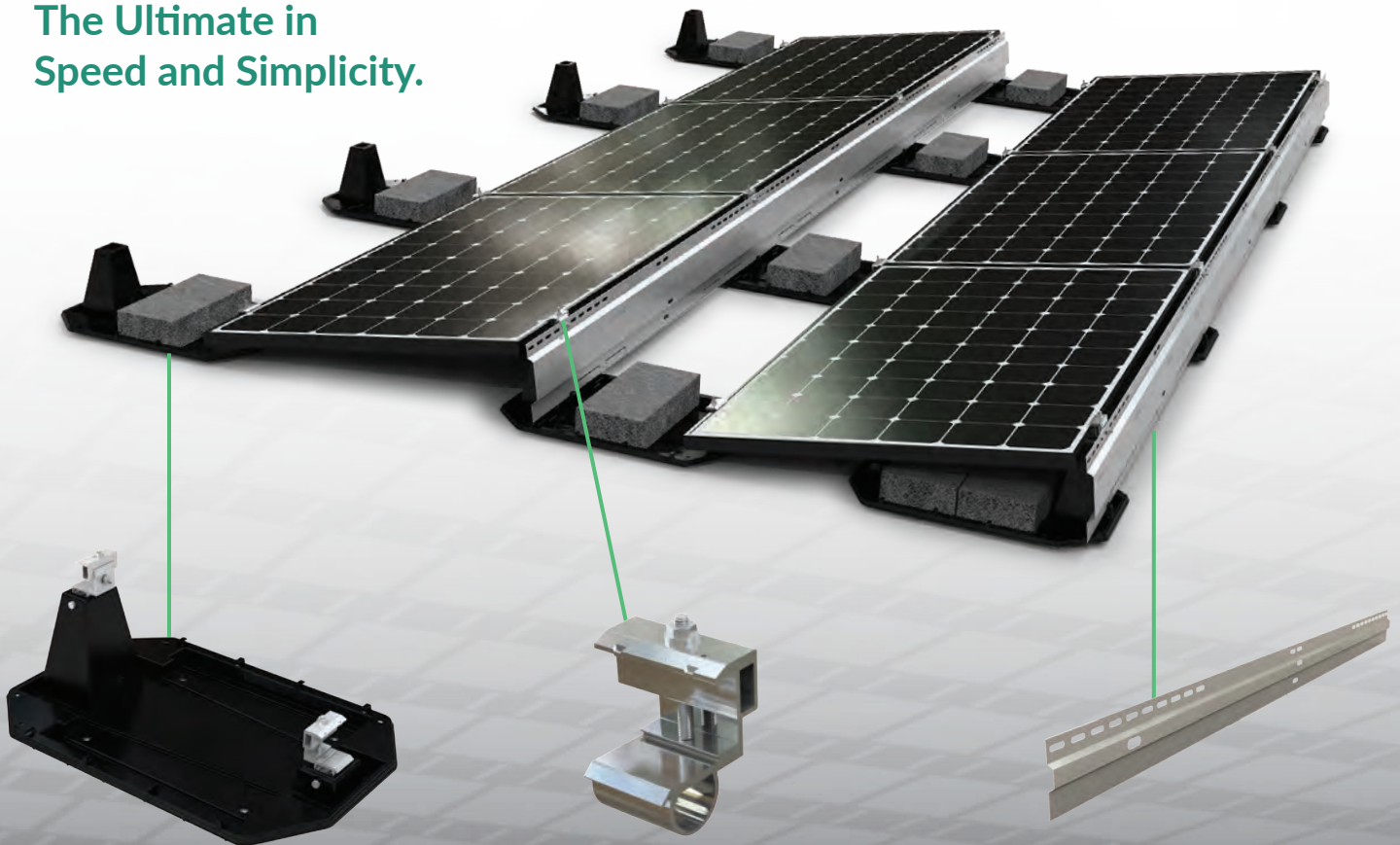
Addendum C

Ballasted Racking System

Installer-Preferred for Low-Slope Roofs

Three Main Components.

The Ultimate in
Speed and Simplicity.



Base

UL-Listed ASA based resin is a durable material commonly used for automotive and construction products. Wire Clips are built-in for easy wire management. Class A fire rated and UL2703 Certified.

Universal Clamp

The preassembled Universal Clamp is ready to go right out of the box. Simply drop the Clamp into the Base. Integrated Bond Pin achieves integrated grounding without the use of grounding washers. Fits 30-50mm module frames with a single component.

Wind Deflector

Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.



EcolibriumSolar

Unbeatable, Right Out of the Box.

No other racking products install flat roof arrays better than EcoFoot2+ Racking Solution. Installers prefer EcoFoot2+ because it's fast, simple, and durable. The line-up is unbeatable:

- Ready-to-go, preassembled components and simple installation
- No PV panel prep required: bases self-align
- Low-effort roof layout, just two chalk lines required
- No training required, 5-minute learning curve

Master the Most Challenging Rooftop



Stackable Bases fit up to 50kW of Bases delivered on a standard pallet.

System Benefits

- Low part count
- Rapid system deployment
- Preassembled Universal Clamp
- Increased design flexibility
- More ballast capacity
- Simplified logistics
- Ship up to 50kW per pallet

Validation Summary

- Certified to UL2703 Fire Class A for Type I and II modules
- Certified to UL2703
- Grounding and Bonding
- Wind tunnel tested to 150mph
- SEAOC seismic compliant
- CFD and structurally tested
- DNV GL rated at 13.5 panels per installer-hour

Technical Specifications

Dimensions: 26.5"L x 18.25"W x 8.3"H
 Typical System Weight: 3.5–6 lbs. per sq. ft.
 Module orientation: Landscape/Portrait
 Tilt angle: Landscape 10°/Portrait 5°
 Module inter-row spacing: 18.9"
 Roof pitch: 0° to 7°
 Clamping range: 30-50mm
 Ballast requirements: 4" x 8" x 16"
 Warranty: 25 years
 Slip sheets: not required by Ecolibrium Solar.
 If required by roofer, use 20"x29" under Base.



Commercial



Residential



Design Flexibility



Wire Management Built-In



Ecolibrium Solar

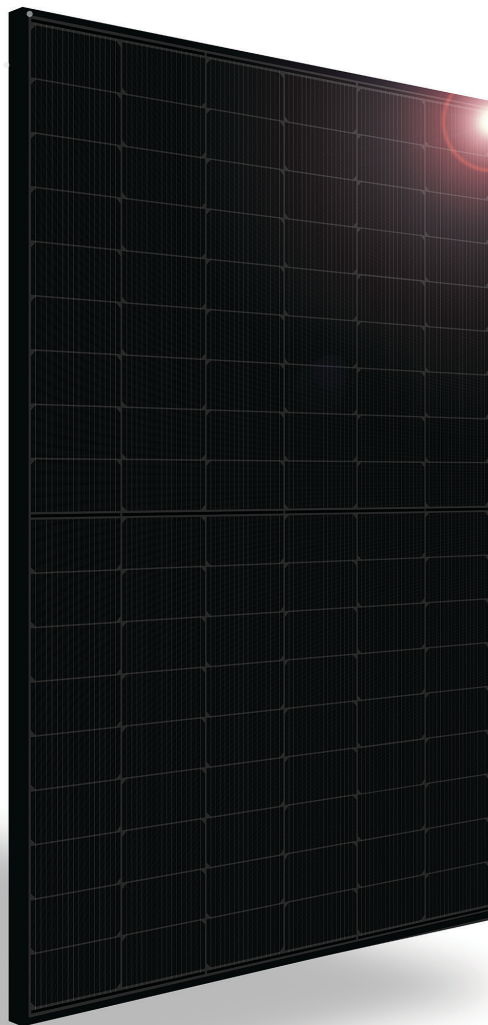
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- Improved Low-Light Performance
- Increased Performance in High Temperatures
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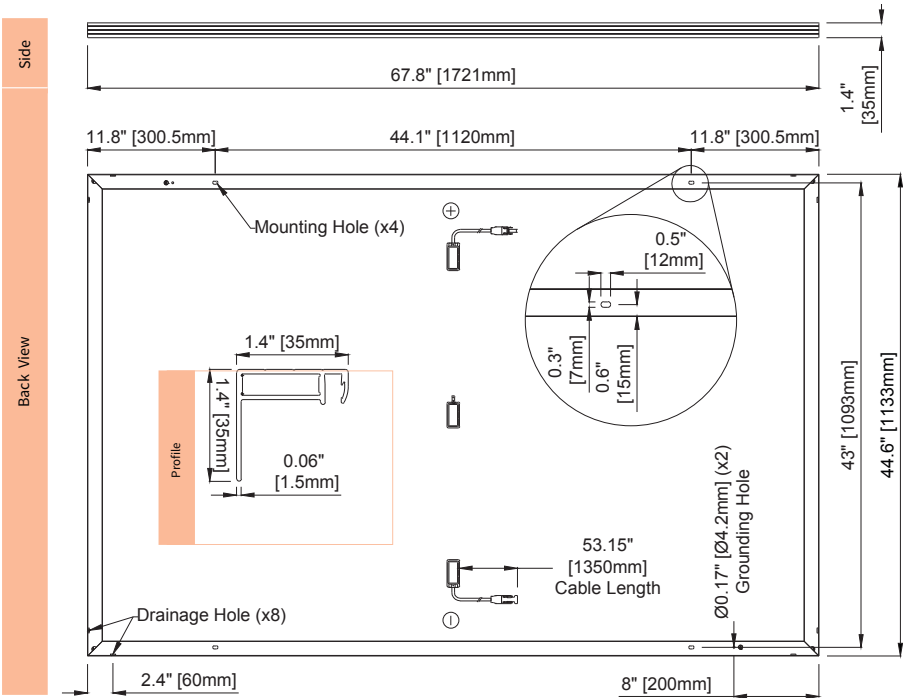
SILFABSOLAR.COM



Addendum D

ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.			
MECHANICAL PROPERTIES / COMPONENTS		METRIC	IMPERIAL
Module weight		21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*		4000 Pa rear load / 5400 Pa front load	83.5 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance		ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells		108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass		3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)		1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet		High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame		Anodized aluminum (Black)	
Junction Box		UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	
TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2 °C)	45 °C		
Operating temperature	-40/+85 °C		
CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

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Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
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Mississauga ON L5T 2Y3 Canada
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Silfab - SIL-440-QD245

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**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3857, 225 Broadway**

Notice is herewith given that an application has been filed on June 3, 2025, by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

A Public Hearing will be held on Monday, July 14, 2025, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

6/26/2025, 7/3/2025



Town of Arlington, Massachusetts

Discussion of 455 Mass Ave

Summary:

9:35 pm The Board will discuss the façade of 455 Mass Ave.

ATTACHMENTS:

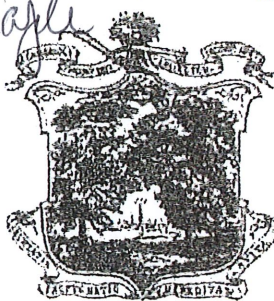
	Type	File Name	Description
▢	Reference Material	Certified_Decision_455_Mass_Ave_11-30-2021.pdf	Certified Decision 455 Mass Ave 11-30-2021

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 11/9/2021 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST: Johanna H. Bacile
Town Clerk
11/30/21
Date of Issue

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2021 NOV -9 AM 9:58

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3673

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 2-14 Medford Street, LLC, 455 Massachusetts Avenue, Suite 1, Arlington, MA,
02474

Property Address: 455-457 Massachusetts Avenue, Arlington, Massachusetts 02474

Hearing Dates: September 27 and October 25, 2021
Date of Decision: October 25, 2021

20 Day Appeal Period Ends: November 29, 2021

Members
Approved

Eugene B. Benson

Rachel J. Zimber

Stephen A. Beaulieu

Johanna H. Bacile
Town Clerk's Certification

Opposed

11/30/21
Date

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 11/9/2021 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

11/30/21
Date of Issue

John A. Bragdon
Town Clerk



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2021 NOV -9 AM 9:57

RECEIVED

**Town of Arlington, Massachusetts
Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

**Environmental Design Review Docket #3673
455-457 Massachusetts Avenue, Arlington, MA 02474
2-14 Medford Street, LLC**

October 25, 2021

This Decision applies to Environmental Design Review Special Permit Docket #3673 granted to 2-14 Medford Street, LLC, 455 Massachusetts Avenue, Suite 1, Arlington, MA, 02474, to convert a portion of existing ground floor retail to a residential lobby and second floor office spaces to residential units at 455-457 Massachusetts Avenue and adding a second floor to a one-story brick commercial structure at 2-14 Medford Street, consolidating two buildings into one mixed-use building in the B3 Village Business District. The proposed building will be a two-story mixed-use structure; the structure encompasses multiple addresses: 4 Medford Street, 6 Medford Street, 8 Medford Street, 10 Medford Street, 12 Medford Street, 14 Medford Street, 449 Massachusetts Avenue, 451 Massachusetts Avenue, 455 Massachusetts Avenue, 457 Massachusetts Avenue, and 463 Massachusetts Avenue. The 13 residential units are comprised of one (1) studio and 12 one-bedroom rental residential units and will include two (2) deed-restricted affordable rental units per section 8.2 of the Zoning Bylaw. Public hearings were held on September 27, 2021, and October 25, 2021.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit, including an Environmental Impact Statement;
- Site Development Plan Set, prepared by Allen & Major Associates, Inc. dated August 20, 2021;
- Architectural Drawing Set, including floor plans, elevations, and renderings, prepared by Market Square Architects, dated July 27, 2021;
- Description of project construction process by project estimated, no date;
- Mixed-Use Redevelopment Drainage Summary prepared by Allen & Major Associates, dated August 20, 2021; and
- LEED Checklist.
- Architectural and site plan sets, including elevations, schematics, renderings, and signage dated October 19, 2021
- A document responding to the Redevelopment Board's requests during the prior hearing.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B3 Village Business District. The Zoning Bylaw, in Section 5.5.1.D, indicates that the district's predominant uses include retail, service, and office establishments catering to both convenience and comparison-good shoppers and oriented to pedestrian traffic. Mixed-use buildings are allowed and encouraged, including in the principal business area at Medford Street and Massachusetts Avenue. Mixed-use is a combination of two or more distinct land uses, such as those proposed by this applicant, and the definition encourages such uses to be in a single, multi-story structure.
2. The requested use is essential and desirable and advances the Arlington Master Plan and Housing Production Plan goals and strategies.
3. The development will include 16 surface parking spaces for cars, including one (1) ADA accessible van parking space and thirty-four (34) short- and long-term parking spaces for bicycles, 26 long-term indoor spaces and 8 short-term outdoor spaces.
4. The development will meet stormwater design standards, including the installation of pervious paver systems, an underground filtration system, and a landscaped buffer will be introduced to a previously completely impervious site. Overall, there will be a reduction of impervious area and quantity of stormwater flowing from the site. The development will improve, not overload, public utilities.
5. The development will need to meet the Arlington Zoning Bylaw Special Regulation 8.2 which outline affordable housing requirements. Two (2) units will be required to be representative of the mix of units in the building and made available to eligible households making up to 70% of the area median income. The units will be equitably dispersed throughout the proposed building.
6. The use does not impair the integrity or character of the neighborhood. The mixed-use building is in keeping with adjacent land uses in Arlington Center. New residential units will not impair the integrity or character of the district, or the two adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

The existing site condition is primarily impervious. Approximately 2,457 square feet of the site will include a landscaped buffer of perennials, flowering trees, and arborvitae and pervious walkways along the side property line and a landscaped walkway to the lobby. The new landscaping will introduce a buffer from the rear parking lot of the property at 473-475 Massachusetts Ave.

B. EDR-2 Relation of the Building to the Environment

The development is in the B3 Village Business District, which constitutes several blocks along Massachusetts Avenue and Broadway in Arlington Center. Building heights in the vicinity range from single-story to 11-stories. The B5 Central Business District, across the street, includes mixed-use and larger residential buildings. There is a range of architectural styles and zoning districts in the vicinity. The ground floor storefronts will largely be preserved, however the transparency of the lobby for the apartment units will be reduced as the existing glass storefront will be reconstructed with three smaller windows. The applicant proposes to remove the awning and restore the concrete detailing above the façade at 455 Massachusetts Avenue storefront; the existing benches along Massachusetts Avenue will be maintained, and flower boxes and awnings will be added along the façade. The second-floor façade maintains a commercial mixed-use appearance and roofline consistent with adjacent structures in the district. The Board granted relief from corner lot setback requirements in 5.3.8 per Section 5.3.16 which would require significant alteration of a façade and moving an existing building back to meet the adjacent church and school building on Medford Street.

C. EDR-3 Open Space

The redevelopment will add areas of landscaping to an existing impervious site, including approximately 2,457 square feet of landscaping. The Board granted relief from buffer requirements per Section 5.3.21 which would require a 15-foot landscaped buffer in lieu of required on-site parking. The Board granted relief from usable and landscaped open space requirements per Section 5.5.2 B.

D. EDR-4 Circulation

The development includes 16 spaces for vehicles located at-grade at the rear of the property, including one van-accessible HP parking space which is less than the required 42 vehicle parking spaces. At least 15 of those 16 spaces must be reserved for residents of the building. The development also includes 34 indoor and outdoor bicycle parking spaces, more than the required 28 bicycle parking spaces. The Board granted relief from the required number of parking spaces, contingent on the applicant submitting the required Transportation Demand Management Plan per Section 6.1.5 to be reviewed and approved administratively by the Department of Planning and Community Development. The Board also granted relief from the drive aisle dimensions per Section 6.1.11.C(3) from the required 24-foot aisle width to a 20-foot aisle width to accommodate on-site parking.

E. EDR-5 Surface Water Drainage

The development will improve stormwater management and surface drainage through installation of pervious pavers and underground filtration system to reduce stormwater runoff. The development is compliant with the Town's stormwater bylaw. 1,008 square feet of presently impervious pavement will be replaced with pervious, landscaped areas.

F. EDR-6 Utilities Service

All new utility connections will be provided by existing utility lines adjacent to the property.

G. EDR-7 Advertising Features

The Board required a detailed signage template package for Medford Street and Massachusetts Avenue storefronts and individual signage for future building commercial tenants to be reviewed and approved administratively by the Department of Planning and Community Development.

H. EDR-8 Special Features

All structures are appropriately set back and include appropriate screening and enclosures of additional structures on the building and in the parking lot.

I. EDR-9 Safety

The development meets all relevant health and safety codes.

J. EDR-10 Heritage

The proposal will include demolition of the rear of an existing structure on Massachusetts Avenue and on Medford Street to create conditions that will allow for a second building story and rear parking area. The proposed massing and preliminary design for the proposed building are compatible with other uses in the immediate neighborhood. While both structures are part of the Arlington Center Historic District area, only 4-14 Medford Street is a contributing historic structure as identified on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. Both structures are under the jurisdiction of the Arlington Historical Commission, which will provide final review and approval of building design elements.

K. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

L. EDR-12 Sustainable Building and Site Design

The redevelopment as proposed generates a score that potentially qualifies for LEED platinum certification.

The Board made the following findings in this Decision:

1. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The setbacks are appropriate per Section 5.3.16.
3. The site plan is appropriate per Section 5.3.21.
4. The redevelopment will not adversely affect the adjacent R1 zoning districts per Section 5.3.19.
5. The landscaped areas are appropriate per Section 5.5.2 B.
6. The vehicle and bicycle parking improvements justify the parking reduction per Section 6.1.5 subject to a Transportation Demand Management Plan.
7. The usable and landscaped open space plans are appropriate.
8. The driveway aisle is appropriate per Section 6.1.11.C(3).

The redevelopment must adhere to the following general conditions:

1. The final design, façade materials, landscaping, fencing, lighting, and sign plans and relevant specifications shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Town Bylaws.
6. The Owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The owner shall provide evidence to the Department of Planning and Community Development that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit the Owner shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. The owner shall work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units shall be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance as approved by the Department of Planning and Community Development.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the two (2) affordable units.
4. No condominium conversion of said affordable rental units shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department of Planning and Community Development to ensure that the units continue to meet the requirements of Section 8.2.
5. The Owner shall submit a Transportation Demand Management (TDM) plan for review and approval by the Department of Planning and Community Development.
6. The Owner shall submit a final landscaping and planting plan for review and approval by the Department of Planning and Community Development.
7. The Owner shall submit a final signage template plan for Medford Street and Massachusetts Avenue storefronts for review and approval by the Department of Planning and Community Development.
8. For any change in tenancy, the Owner shall require tenants conform with the approved signage template for storefronts and Section 6.2 of the Zoning Bylaw. Any deviation from those requirements will require tenant applicants to submit an Environmental Design Review Special Permit application for review and approval by the Arlington Redevelopment Board.
9. The Owner shall provide a final plan with required building materials as approved by the Arlington Historical Commission to the Department of Planning and Community Development for approval by the Department. The Owner shall not install PVC at the cornice or trim. The Owner must install wrought iron or similar for railings. The Owner also shall not install board and batten for any exterior surface.
10. The Owner shall not allow wall-mounted mechanical equipment to be installed on the ground-level over or along the alleyway at the rear of the property.

11. The Owner shall demonstrate that at least 50% of the roof shall be ready and provide for solar access.

I hereby certify this is a True Copy of the Decision of
the Arlington Redevelopment Board as filed with the
Office of the Town Clerk of the Town of
Arlington, Massachusetts on 11/9/2021
and that 20 days have elapsed after the Decision and no
Appeal has been filed. ATTEST:

11/30/21
Date of Issue

John H. Breyer
Town Clerk

RECEIVED

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2021 NOV -9 AM 9:57



Town of Arlington, Massachusetts

2026 Meeting Schedule

Summary:

10:05 pm The Board will discuss the schedule for warrant article hearings for 2026 Annual Town Meeting.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Proposed_Meeting_Schedule_2026.pdf	Proposed Meeting Schedule 2026



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

2026 Meeting Schedule

(approved November 10, 2025)

In general, the ARB meets at 7:30 pm on the 1st and 3rd Monday of every month. Monday holidays or other events may cause this schedule to change. If there are no pressing agenda items, meetings may be cancelled.

January 12	June 15
January 26	July 6
February 9	July 20
February 23	August 10
March 9	September 14
March 16	September 28
March 30	October 5
April 6	October 19
April 27*	November 2
May 4*	November 16
May 18*	December 7
June 1	December 21

** Subject to Town Meeting schedule*

NOTE: Holidays in 2026 include the following:

- January 1 – New Year's Day
- January 19 – Martin Luther King Jr. Day
- February 16 – Presidents' Day
- April 1 – first night of Passover
- April 20 – Patriot's Day
- May 25 – Memorial Day
- June 19 – Juneteenth
- July 4 – Independence Day
- September 7 – Labor Day
- September 11-13 – Rosh Hashanah
- September 20-21 – Yom Kippur
- October 12 – Indigenous People's Day
- November 11 – Veteran's Day
- November 26 – Thanksgiving
- December 25 – Christmas Day



Town of Arlington, Massachusetts

Correspondence

Summary:

126 & 225 Broadway:

- J. Heraty, 10/22/25

126 Broadway:

- A. Lee, 10/14/25
- J. Cullinane, 10/20/25
- R. Peterson, 10/21/25
- G. Eliopoulos, 10/24/25
- C. Odom, 10/28/25
- A. Waiy, 11/13/25

ATTACHMENTS:

Type	File Name	Description
▢ Correspondence	126__225_Broadway_-_10222025_-_Heraty__J.pdf	126 & 225 Broadway - 10222025 - Heraty, J
▢ Correspondence	126_Broadway_-_10142025_-_Lee__A.pdf	126 Broadway - 10142025 - Lee, A
▢ Correspondence	126_Broadway_-_10202025_-_Cullinane__J.pdf	126 Broadway - 10202025 - Cullinane, J
▢ Correspondence	126_Broadway_-_10212025_-_Peterson__R.pdf	126 Broadway - 10212025 - Peterson, R
▢ Correspondence	126_Broadway_-_10242025_-_Eliopoulos__G.pdf	126 Broadway - 10242025 - Eliopoulos, G
▢ Correspondence	126_Broadway_-_10282025_-_Odom__C.pdf	126 Broadway - 10282025 - Odom, C
▢ Correspondence	126_Broadway_-_11132025_-_Waiy__A.pdf	126 Broadway - 11132025 - Waiy, A

October 22, 2025

Rachel Zsemberly, Chair
Arlington Redevelopment Board
Arlington Town Hall Annex
Arlington, MA

RE: 126 Broadway and 225 Broadway

Dear Chair Zsemberly:

When it became clear to me that hearings on both the above matters would be continued, I decided not to comment on either at Monday's hearing.

My comments follow:

126 BROADWAY. In this project, the developer opted to include first floor commercial space to gain a fourth-floor bonus and the right to build to the street. In my opinion, the development team for this property does not expect to rent the commercial space but is using it only to maximize the building's residential space.

Do you recall that the original plan had 8-foot ceilings in the commercial space? Let's agree that architect knew that the ceiling height proposed in his initial plan was too low for commercial use. His goal was to have higher ceilings on the upper floors to provide a "feel" of openness in the rental units. His latest submission is 10.5 height for the first floor and lower ceiling heights for each of the residential floors. Rents in the 14 units will be reduced as a result.

As presently configured, the arches, dark exterior walls and uninviting entrances at ground level will not attract a commercial tenant and will not benefit the neighborhood. It seems that members of the Board want the developer to succeed. I hope the developer will listen.

The board is concerned about snow removal. Rightly so. It should not allow the developer to claim that a contractor will be available to remove snow off site during a snow event. It may take days to respond in a big storm. It may be smarter for the developer to have three on-site parking spaces keeping the area for a fourth to push snow into during

the winter. But wait, that would mean giving up \$275-300 per month for parking which I sense will not be accepted easily.

Can we agree that the residents who are rent subsidized or who don't purchase a parking spot when they move in will not have a car to park on the street? Phantom cars were a concern for some on Monday.

I have no objection to having a project that provides 14 one-bedroom units in the overlay district. However, I don't see how it can be achieved with the massive bulk proposed while assuring that the site is not out of sync with the neighborhood.

This project should be voted down.

225 BROADWAY. If I'm correct, the project at 225 Broadway complies with Arlington's zoning for setbacks, parking and FAR calculations. If there were not a fourth floor allowed by the MBTA overlay rules, the development plan could be approved forthright.

The additional floor allows the board to have input as to whether the "character" of the neighborhood is complimented/maintained. I want to echo and expand on some of the comments the board members made to the architect.

---homage to triple decker. Good idea, but the design would be more appealing to my eye if instead of stacking the three balconies, two would be on one side of the front and one on the other. (The interior layout would easily allow this).

---windows. Here again, I think the developer could present a more interesting design if he included different window configurations---some 3 over 3's some 4 over 4's AND, if he made sure they were not stacked in a vertical row.

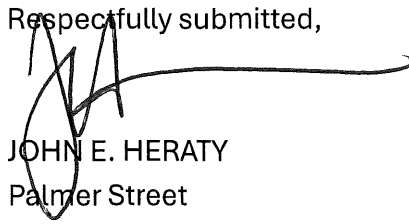
---fourth floor. The fourth floor appears to be plopped down on top of the other three without tying in elements of the lower three floors or the neighborhood. The Board should request the architect consider either fourth floor set back, a mansard roof or a nice corner feature to capture elements from neighborhood properties ---or some combination.

If those in attendance were told that the board is not authorized to reject the development at this location outright, then evidence about traffic, safety of school children, developers focus on profit, etc. may not have been offered in opposition.

CONCLUSION. I'm sure the Board knows that these two projects will be used as a template for other developments in the overlay district.

Your leadership and the Board's good judgment is needed to keep Arlington a desirable place to live.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'John E. Heraty', with a long horizontal flourish extending to the right.

JOHN E. HERATY
Palmer Street

To: Arlington Redevelopment Board
CC: Claire Ricker, DPCD Director
From: Alexandra Lee, Harlow Street resident and 32-year Arlington taxpayer
Date: October 14, 2025
RE: Proposal for Building at 126 Broadway

Dear Members of the Arlington Redevelopment Board,

This letter will convey my perspectives on the building currently being proposed at 126 Broadway and the larger context of development in East Arlington.

In the overall world of development, the best projects and outcomes seem to be derived from thoughtful visions for a community with robust community input and willing developers to leave something better than they found it. This premise may not be at work with the development being proposed for 126 Broadway.

The Broadway Corridor Redesign Project is underway I believe, although I have received no information about community input to date. Does it not make sense to complete this vision before undertaking proposals that will satisfy the MBTA overlay zoning district? The overlay calls for significant development along Broadway possibly on almost every lot.

Is there a master plan for development the entire length of Broadway impacted by the MBTA zoning so that residents and taxpayers can see the overall vision. How can you proceed without a vision to share?

The proposal for 126 Broadway will set the tone and precedent for the entire corridor. If the town allows overbuilding with this massive five-story, out of context building designed with little thought to fitting in, the neighborhood character will certainly suffer. You have heard this input from many of the nearby residents.

Reviewing the correspondence from the proponents, most of them live further than half a mile away from 126 Broadway and it calls the question, would they support this project if this development were proposed next to their homes?

Please consider the overreaching mass of this new building as it relates to the adjacent two-family homes. The design could be significantly improved and the questions that you posed to the developer at the September hearing were excellent in this regard. The windows on different floors not being aligned, the lack of trim on some windows, the heavy horizontal lines, the need for windows to the adjacent property on the first floor commercial and so on were a great start to the discussion.

I don't believe the color scheme was addressed (mustard yellow/olive green or grey) but I would strongly hope that the grey could be selected to help make the building fade away rather than stick out as a sore thumb any more than it already will. It is also curious as to

why the designer felt the need to use vertical clapboards on the top two floors, making it stick out even more. The building as designed feels like two shipping containers dropped out of the sky onto the lot with little thought for context.

The step back from the sidewalk, if increased would go a long way toward reducing the overall massing. If all new proposals built on Broadway were to go right to the lot line, a canyon effect will follow, not really the nature of East Arlington! In addition, the step back on the top floor could extend to all residential floors not overwhelming the corner completely. This tactic was used successfully at 80 Broadway last year.

The step back at the corner also impacts maintaining the existing trees as the corner tree extends 12' over the line from the sidewalk. Will this tree be maintained or cut down, that would surely be a loss. We value mature trees in this neighborhood.

All the earlier comments still apply regarding increased traffic, on-site parking options, the safety of children crossing to Thompson, the shade this will throw on the neighboring houses and gardens, the lack of drainage and so on.

This building is almost the same as the height of the Capital Theatre on Mass Ave and that is too large for this lot size. Setting this kind of precedent for the entire corridor would be damaging to the character of the neighborhood and the town.

In closing, the critical need for more housing is a reality but it can be added incrementally with out taking such a big bite from the apple. There is plenty of space on the one-mile Broadway corridor to add housing at more modest levels and maintain the neighborhood values and aesthetics.

Thank you for your consideration and I and our neighbors look forward to your response.

Alexandra

Cc:

Clarissa Rowe

Betty Stone

Lauren and Sarah Scott

Dexter and Yael Beals

Angela and Sean Alton

Anna Precht

Adam Fischer

Tom Robertson

Sheelah Ward

Abigail and Scott Rice

Andi Doane

Susan Dorson

Natasha Strom

Pro

James Fleming, 15 Melrose Street (East Arlington)
Rebecca Gruber, 215 Pleasant Street (Arlington Center, big house, near route 2)
Anton Rapetov, 438 Mass Ave, Arlington Center
Xavid Pretzer, 44 Grove Street (near Stop and Shop)
Andy Greenspon, 89 Palmer St (near Playtime)
Laura Wiener, Jason Street (Arlington Center)
Catherine Farrell, 76 Park St
James O'Donnell, East Arlington
Erica Schwarz, Executive Director, Housing Corporation of Arlington

Con

Christian Webb, 100 Everett St. Unit 1 (Neighbor)
George Eliopoulos, 103 Everett St. (Neighbor)
Jason Haas, 105 Everett (Neighbor)
Sarah Coleman & Nazmy Abaskharoun, 100 Everett St (Neighbor)
Karen Bartlett, 128 Broadway (Neighbor)
Don Seltzer (accessible spaces)
Munan Shaik, Broadway (Neighbor)
George Buckley, 164 Renfrew St. (Arlington Heights)
Dominic Vecchione, 3 Country Club Dr. (Turkey Hill)
Melleeta Marx, Arlington Heights
Sue Sheffler, 26 Kensington Park

From: Joanne Cullinane

Sent: Monday, October 20, 2025 23:18

To: Kin Lau; Shaina Korman-Houston; Ashley Mayer, Stephen Revilak; Rachel Zsembery; Claire Ricker

Subject: Re: 126 Broadway does not meet legal eligibility for a bonus floor

Hello,

There has been a suggestion that I and others who spoke today are misreading the law. We are, however, simply **reading** the law.

The words “for a total of *at least 22.5% of all units*” were deliberately included in the specific section of our zoning laws pertaining to the MBMF overlay. Those words are *specific* to the requirements for developments that choose to use MBTA Act overlay rules and provisions, which were meant to be stringent, as Steve mentioned. That other, less stringent rules pertaining to non-mbta act zoning are mentioned in passing in this section (only, notably, to say that they are being superceded) does not mean developers can dip into those other rules while simultaneously asking for MBTA act zoning allowances. That is the definition of cherry-picking.

I believe that there can be no basis on which to disregard our laws as written for expediency or personal preference. This project, if it goes forward as is, would not be legal.

I agree with Gene and Rachel that the “ground floor” logically includes any parking space located under the roof of the building. I believe a decision to allow that area to be excluded for the purposes of doling out even more bonuses based on a minuscule commercial component (60% of ... whatever is left?), if that is what the ARB actually intends to do, is catastrophic for the town’s struggling finances.

We are losing commercial space with each mixed-use parcel in town that once held multiple businesses but now holds only one. The ARB’s decision regarding the definition of the ground floor may not be contrary to law, like the one allowing bonuses for fewer affordable units than required, but it will exacerbate this harmful trend. The first floor of all MBTA act projects will now be *almost all* parking and lobby. As they say, an ATM will soon count as “commercial space.” Respectfully, the Town is moving in the wrong direction.

Joanne Cullinane

From: Rebecca Peterson

Sent: Tuesday, October 21, 2025 11:33

To: Eugene Benson; Kin Lau; Rachel Zsembery; Shaina Korman-Houston; Ashley Maher; Stephen Revilak

Subject: 126 Broadway project

Dear members of the ARB:

I would like to comment about the proposed new building at 126 Broadway - please add my comments to the record. I was unable to attend the recent meeting, but I have several concerns with this proposal:

1. The building is too tall and does not blend well with its surroundings.
2. Neighbors will be in permanent shade.
3. The plan allows for no green space, no setbacks, and takes up the entire lot.
4. The proposed parking is vastly inadequate.
5. How many mature trees will be removed?

But my biggest concern is the 5th floor. We have very specific bylaws that detail how many affordable units must be included in order to get a “bonus” 5th floor. A board entrusted with ensuring that projects follow the law cannot allow a developer to skirt town regulations. If the project doesn’t have the minimum number of affordable units, it should not get a 5th floor, period. There should be no equivocation or compromise on this point. Creatively interpreting town bylaws does not engender public trust.

I hope that you will require the developer to follow all relevant bylaws.

Thank you,
Rebecca Peterson
Florence Ave.

From: George Eliopoulos

Sent: Friday, October 24, 2025 4:51 PM

To: Claire Ricker

Subject: Re: 103 Everett Steet

Hi this is Christos Eliopoulos from 103 Everett St. regarding the project on 126 Broadway. I am very concerned about scale of project and specifically the parking situation. In order for me to enter or exit my driveway nobody can park directly behind. People are already leaving cars there and to corner and not returning till 5 pm. I will attach a photo so you can understand. Can we please post do not block driveway. Please really consider the parking requirements of this project. My wife and I are both elderly. I feel that people from new project will park wherever they can because of lack of parking. As you can see in picture I would have to just curb

Thank you



October 28, 2025

Dear Arlington Officials:

Re: 126 Broadway, Arlington, MA

I have many concerns about the proposed project on 126 Broadway, Arlington, MA.

The plan is to put a 5-Story building with 14 units on a small lot in a residential neighborhood where a two-family home now sits.

The developers opted to use the MBTA Act Overlay, voted on at Town Meeting. The requirement for a 5th floor bonus in the Mass Ave/Broadway Multifamily District states in Section 5.9.4.E (2) that one additional story may be added if the total percentage of affordable units exceeds requirements in Section 8.2.3 Requirements of this Bylaw are a total of at least 22.5% of all units.

A developer must adhere the rules chosen. In this case that mandate is the MBTA regulations and not the inclusionary regulations. Mixing both rules is unlawful. There is no rounding down. The builder proposes 3 affordable units out of 14. This is not at least 22.5% of all units.

Please uphold the MBTA law Arlington Town Meeting passed.

Additionally, the excessive size of the unattractive building on a lot where a two-family home now stands intrudes on the residential neighborhood. Also, the MBTA requires 10 parking spaces for this 14 unit building. Developers propose only 5 parking spaces. Heavy traffic, safety of children, (There are three schools in the area.), noise pollution, air pollution, shadowing of solar panels, and removal of trees must be seriously examined.

Thank you for your thoughtful consideration and continued commitment to Arlington.

Sincerely,

Claire Odom
River Street
TMM Pct 7

From: Annem Chan Waay

Sent: Thursday, November 13, 2025 2:42 PM

To: Rachel Zsembury; Eugene Benson; Kin Lau; Shaina Korman-Houston; Stephen Revilak; Jim Feeney; Claire Ricker

Subject: 126 Broadway (ARB Site Plan Review) Comments

Dear ARP members, Planning Director, and Town Manager

My name is Annem Chan Waay, I am an Arlington resident and architectural designer. I have some experience with developer's projects and Zoning Bylaw in Cambridge and Somerville and I have seen how there is always gaps on the Bylaws and developers tend to interpret rules differently than the City or Town officials. And then projects become precedents to others to keep pushing the rules on their own interpretation.

I had the chance to review the 126 Broadway project and I have some comments that I would like be considered by the Arlington Redevelopment Board. I would like to say that I am in favor of more affordable housing along commercial and MBTA corridors and I appreciate all the work Arlington is doing on it.

My understanding for this project and following the MBMF Overlay District, it could be allowed to add one additional story if they follow this rule:

5.8.4.E(2) "In the MBMF Overlay District, one additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 22.5% of all units."

That will be 4 units and the project is proposing only 3 units. I have never seen rounding down on any zoning calculations. Please don't let this project be a precedent for other developers to stretch and interpret the Zoning Bylaw to favor them.

Also, the ARB should ask the proponent to follow the Design Standard for the Town of Arlington. This document has great guidelines for commercial corridors where the intent of it is to "enhance the architecture, parking and public realm interface". The proposed development does not show any of the elements from the Design Standards. Even the 3D images avoid showing the neighboring buildings.

And I would like to note that the project drawings, although they are only going through the Site plan Review process, there are several areas that appear not to comply with MAAB regulations (circulation, egress, door clearances, maneuvering clearance, etc.) and the International Building Code (exit separation, fire separation, stairs). I understand, that will be reviewed during the building permit process but considering all, the layout will change and affect the unit areas or even the numbers of proposed units. Furthermore, the square footage calculation is excluding the laundry rooms and that is clearly part of the units and it should be counted. Those are too many things that the Arlington Redevelopment Board should consider and not mark a precedent for future development in our Town.

Thank you,

Annem Chan Waay